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ORDINANCE 87- 14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,  
AMENDING SPECIFIC PLAN NO. 8 BY ADDING TERRITORY THERETO

APPLICANT: OZIE DOAN, ET. AL.

PLANNING CASE NO.: 86-059

ENVIRONMENTAL NO.: (E86-023)

The City Council of the City of Vista hereby ORDAINS as follows:

SECTION 1: Amendment to Specific Plan No. 8, as indicated on the map of said plan, consisting of one sheet marked "Specific Plan No. 8" (Exhibit "B") and approved by Planning Commission Resolution and endorsed by the Secretary of said Commission, is hereby adopted as an amendment to the Zoning Ordinance of the City of Vista; and the zones and zone boundaries as indicated on said Specific Plan No. 8, which is attached hereto and incorporated by reference as if set forth in full.

SECTION 2: The map of Specific Plan No. 8 shall not be published.

SECTION 3: All of the changes in zone classification and the development of the area included in said Specific Plan 8, shall be subject to all of the conditions and provisions set forth on or incorporated in said Specific Plan No. 8 of the City of Vista, as set forth in Exhibit "A" of this Ordinance, which Exhibit is attached hereto and incorporated by reference as if set forth in full.

SECTION 4: A Negative Declaration was found complete for this project and the same is hereby approved.

FIRST READ at a meeting of the City Council of the City of Vista, California, held on the 13th day of April, 1987 and finally adopted and ordered published in the manner provided by law at a meeting thereof held on the 27th day of April, 1987, by the following roll call vote:

AYES: COUNCILMEMBERS: ASMUS, SMITH, WADE & MCCLELLAN

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

// ABSTENTION: COUNCILMEMBERS: RAPPAPORT

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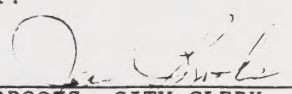
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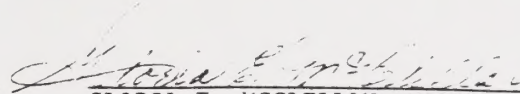


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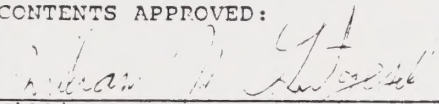
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1 ATTEST:

2   
3 JEAN BROOKS, CITY CLERK

  
GLORIA E. MCCLELLAN, MAYOR

4 CONTENTS APPROVED:

5   
6 William H. Cutgesell  
Director of Planning

Dated: 3-17-87

7 APPROVED AS TO FORM:

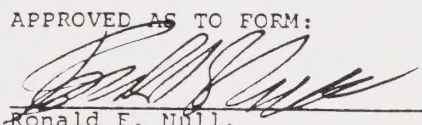
8   
9 Ronald E. Null,  
10 City Attorney





EXHIBIT "A"

NORTH MELROSE INDUSTRIAL AREA

SPECIFIC PLAN NO. 8

APRIL 13, 1987

PREPARED FOR:

THE NORTH MELROSE LANDOWNERS  
AND  
THE CITY OF VISTA

PREPARED BY:

LAND PLANNING CONSULTANTS  
BROOKS CAVANAUGH AND MICHAEL F. COLEMAN  
110 Escondido Avenue  
Suite 207  
Vista, California 92084

(619) 758-7710



**NORTH MELROSE INDUSTRIAL AREA  
SPECIFIC PLAN NO. 8**

**GENERAL CONDITIONS**

**G-1 RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN**

The proposed Specific Plan is consistent with the existing Vista General Plan (IG, MLD and OS). The general development requirements apply to all portions of the Specific Plan.

**G-2 DESIGN CRITERIA**

All industrial projects shall comply with the following design guidelines:

- (1) The overall plan shall be comprehensive, imaginative and innovative, embracing land, buildings, landscaping and their relationships, and shall conform to adopted General Plans.
- (2) The plan shall provide for adequate open space, circulation, off-street parking and other pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.
- (3) The proposed development shall be compatible with existing and planned surrounding land uses and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the community.
- (4) The internal street system shall not be a dominant feature in the overall design; rather, it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of the development.
- (5) The design of buildings and surrounding environment shall be architecturally integrated and compatible with each other.
- (6) Screening walls for storage spaces, loading areas and equipment shall be architecturally integrated with the surrounding building design.

**G-3 LIMITATIONS ON PERMITTED USES**

Every use permitted shall be subject to the following conditions and limitations:

- (1) When an industrial area fronts on or sides upon a thoroughfare, the opposite side of which is classified for residential purposes, there shall be maintained a building line setback of ten percent of the average depth of the lots





in each block of such industrial area, provided such setback shall not be less than ten feet nor exceed fifty feet in depth. A minimum strip of landscaping shall be maintained along all frontage of the setback area. In addition thereto, the following uses may be permitted in such setback area:

- (a) Landscaping;
  - (b) Motor vehicle parking (only if surfaced in such manner as to eliminate dust or mud);
  - (c) Employees' recreational area without structures;
  - (d) Driveways (only if surfaced in such manner as to eliminate dust or mud);
  - (e) An ornamental open-type fence, not to exceed six feet in height, made of material such as woven wire, wood, welded wire, chain link or wrought iron.
- (2) All uses shall be conducted wholly within a completely enclosed building, or within an area enclosed on all sides with a solid wall or uniform fence not less than five feet in height, except such uses as electrical transformer substations, and horticultural nurseries and similar enterprises customarily conducted in the open. Storage material shall not exceed the fence height.
- (3) Hours of operation shall be generally limited to 18 hours in a 24-hour day. However, any continuous operation of greater than 18 hours may only be allowed by Special Use Permit.

#### G-4 PERFORMANCE STANDARDS

All activities in the industrial area shall be subject to the performance standards listed below. The applicant, at the time of submittal for building permit, and all subsequent tenants, shall certify that the industrial development complies with these performance standards. If inspection reveals non-compliance with any of the performance standards upon submission of findings, the City Council may direct that the industrial operation shall cease until compliance is reestablished. The City Council may grant a compliance time of no greater than 30 days for the project to comply with performance standards. The City Council may waive performance standards for activities located within Project Areas "A" and "B," subject to proper public notice procedures, as identified in this Specific Plan and state law.

All industrial uses shall comply with the following performance standards:

- (1) The maximum allowable exterior noise level of any use shall not exceed sixty-five Ldn, as measured at the property line. Noise caused by motor vehicles or trains traveling to and from the site are exempt from this standard.



- (2) All uses shall be operated so as not to emit matter causing unpleasant odors which are perceptible to the average person while within or beyond the lot containing such uses.
- (3) All uses shall be so operated as not to generate vibration discernible without instruments by the average person while on or beyond the lot upon which the source is located or within an adjoining enclosed space, if more than one establishment occupies a structure. Vibration caused by off-site motor vehicles, trains, and on-site temporary construction is exempted from this standard.
- (4) All uses shall be operated so as not to produce humidity, heat, glare or high-intensity illumination which is perceptible without instruments by the average person while on or beyond the lot containing the use.
- (5) All uses shall meet the air quality standards of the San Diego County Air Quality Control Board (AQCB).
- (6) All manufacturing, assembling, compounding, fabrication, packaging, processing and treating operations, and refrigeration equipment (except air conditioning), shall be conducted entirely within an enclosed building (except when the Uniform Building Code requires otherwise).
- (7) All outdoor storage, including equipment, shall be completely enclosed by a solid wall, uniform fence, or decorative concrete or masonry wall not less than five feet in height. Any such wall shall be architecturally compatible with the main buildings on the site and shall screen the stored materials from the view of industrially zoned adjoining properties, residential properties and public streets. Any walls or landscaping used for screening purposes shall be subject to the approval of the Director of Planning. However, storage material shall not exceed the fence height. No open storage may occur within 100 feet of the centerline of Melrose Drive.
- (8) No semi-truck bulk deliveries may be made between the hours of 8 pm. and 6 am. within 300 feet of any residentially zoned and occupied property. This area is identified on the Specific Plan map as a Residential Impact Limitation Area.

#### **G-5 DEVELOPMENT STANDARDS**

The following development standards are to provide the maximum amount of flexibility for site and building design, in establishing a distinct site identity and still maintain a continuity throughout the park

##### **(1) MINIMUM PARCEL SIZE**

There is no minimum area requirement for lots or building sites.





(2) BUILDING SETBACKS

- (a) Front and/or street side yard setbacks shall be no less than twenty (20) feet, measured from the edge of right-of-way, as designated on the Specific Plan map.
- (b) There are no side-yard setback requirements except those lots having corner frontage (see a above).
- (c) Rear yard setbacks will be determined by fire, building, and access codes for the use being proposed.
- (d) The rear setback within Area "B", and adjacent to the railroad right-of-way, shall observe a minimum of 15 feet from the top edge of the earthen bank for all one-story buildings and a minimum of 25 feet from the top edge of the earthen bank for all 2-story buildings.

(3) BUILDING HEIGHT

- (a) The maximum height of all structures within the park shall be limited to a maximum of two (2) stories, not to exceed thirty-five (35) feet in height.
- (b) Height of buildings on a parcel abutting a non-industrial zone is subject to the building height standards of that zone, if established within two hundred (200) feet of abutting property line, but shall in no case be restricted to less than two (2) stories.
- (c) Additional height or stories may be permitted by Special Use Permit, subject to public hearing approvals by both the Planning Commission and the City Council.
- (d) All structures in excess of two (2) stories shall be required to install fire sprinkler systems as approved by the Vista Fire Department.

(4) BUILDING COVERAGE

Maximum building coverage shall not exceed the percentage of the net developable lot area shown on the map, unless otherwise stipulated by use areas. Net developable lot area is defined as the site area after public street right-of-way is deducted.

(5) MINIMUM DISTANCE BETWEEN BUILDINGS

There shall be no minimum distance between separated buildings located on the same building site except as required by the Vista Fire Department and the Uniform Building Code.



## G-6 PARKING

### (1) MULTIPLE OCCUPANCY BUILDINGS

Multiple occupancy of buildings with uses requiring different parking regulations is permitted; however, parking and loading requirements shall be calculated for each use in accordance with Article XIX. The parking area may be shared in common.

### (2) REQUIRED SCREENING

Provisions for screening of the parking and loading areas are set forth in Article XIX and shall apply for parking and loading areas.

### (3) OFF-STREET PARKING

Off-street parking shall be provided in accordance with the following standards:

#### (a) General Manufacturing (See Note)

1 for each 750 square feet gross floor area plus those that may be required for areas devoted to other uses; e.g., office or retail sales.

#### (b) Research and Development (See Note)

1 for each 300 square feet gross floor area plus those that may be required for areas devoted to other uses; e.g., office or retail sales.

#### (c) Warehouse and Wholesale Establishment (See Note)

1 for each 1,000 square feet gross floor area for first 20,000 square feet, plus 1 for each 2,000 square feet of second 20,000 square feet plus 1 for each 4,000 square feet in excess of initial 40,000 square feet plus those that may be required for areas devoted to other uses; e.g., office or retail sales.

#### (d) Commercial and Retail

1 for each 250 square feet gross floor area.

#### (e) Reductions in Required Parking

A reduction in required parking of up to fifteen (15) percent may be granted by the Director of Planning, subject to the approval of a detailed transportation management plan to be provided by the developer. This plan may include, but is not limited to, provisions for mass transit, car pooling, van pools, bicycles, staggered work hours, etc. Also, it is acknowledged that parking spaces located in front of ingress and egress points of building (overhead doors) shall count towards the required parking.





(f) Parking in Front Yard Setbacks (From DS-5[d])

A portion of the required front yard setback furthest from the street may be utilized for parking under all of the following limitations.

1. Not more than twenty-five percent of the frontage of the setback area may be utilized by parking spaces intruding not more than twenty feet into this setback area.
2. Not more than fifty percent of the frontage of the setback area may be utilized by parking spaces intruding not more than ten feet into the setback area; and
3. Not more than twenty-five percent of the total setback area may be utilized for parking purposes.

(g) Exceptions

Parking standards not specifically addressed herein shall comply with the applicable provisions of Appendix "A" of the City Code.

NOTE:

The definitions section of Appendix "A" of the City Code should be consulted regarding manufacturing and research and development activities for a definition of said terms.

**G-7 PRIVATE STREETS**

Private streets may be permitted, provided their width and geometric design are related to the function, topography and needs of the development; and provided their structural design, pavement and construction comply with the requirement of the city's street improvement standards; and further provided that the permit is processed concurrently with a subdivision map. The City Engineer shall determine the width of private streets, which shall in no event be less than the minimum standards listed below. Pavement between curbs of private streets shall not be less than the following:

<u>Type of Street</u>	<u>Minimum Width Curb to Curb</u>
2 Lanes, No Parking	32 feet
2 Lanes, Parking One Side	42 feet
2 Lanes, Parking Both Sides	52 feet



## G-8 PUBLIC STREETS

- (1) Prior to approval of a Site Development Plan, Parcel Map or Final Map, all public streets abutting the Project Area shall be dedicated to at least one-half of the ultimate right-of-way plus ten (10) feet, and improvements shall be constructed or guaranteed across the frontage of said parcel, including improvements necessary to connect said abutting street to the existing improved Vista Public Street System.
- (2) The intersection spacing along arterial streets shall maintain a distance of approximately 1,300 feet and along collector streets shall be approximately 700 feet, as generally designated on the Specific Plan diagram. Any private or public street intersection or any driveway access not indicated on this Specific Plan shall be restricted to right turn in and right turn out, when traffic conditions dictate. Other intersection spacing may be considered, if certain criteria is approved by the city engineer. All abutter access right along arterial and collector streets shall be waived to restrict driveway access, unless the city engineer approves coordinated access at time of development.

### (3) STREET WIDTHS

Industrial and residential street widths and improvements shall be in accordance with the City of Vista's standards, unless otherwise shown on the Specific Plan or as may be approved by Tentative Subdivision Map.

### (4) PUBLIC ACCESS

All parcels hereafter created shall have direct access, no less than 32 feet in width, to a public street shown on the Specific Plan, or to a public street which is approved by a parcel map or final map. This condition does not preclude the use of private streets.

### (5) ACCESS POINTS

The combining of access points (e.g. private road easements, driveway, etc.) is encouraged as a means to promoting traffic safety.

## G-9 DRAINAGE

As part of approval of any subdivision or parcel map, or prior to final Site Development Plan, if the project does not include a subdivision map or parcel map, all drainage easements required to provide for drainage from the project shall be dedicated to the city, and improvements required therein or required by the city engineer to serve the project, shall be installed or guaranteed at the option of the city.





#### G-10 LIGHTING

All on-site lighting of buildings, landscaping, parking areas, and other facilities shall be appropriately shielded and directed to reflect away from adjoining street and properties. In no case shall illumination go beyond the lot containing the use.

#### G-11 UTILITY SERVICE

All permanent electrical and communication conduit and conductor service facilities shall be installed underground within the boundaries of any lot or building site proposed in the Specific Plan. The owner of each such lot or building site shall make the necessary arrangements with each of the serving utilities for the underground installation required hereby. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities necessary and appurtenant to such underground utilities and the adjacent street lighting system may be placed above ground, provided they are screened or made aesthetically unobtrusive.

#### G-12 SCREENING OF MECHANICAL EQUIPMENT

All mechanical equipment, including air conditioning, refrigeration and ducting, whether at ground or rooftop level, shall be appropriately screened from public view with material that is reasonably compatible with the architectural styling and detailing of the building.

#### G-13 REFUSE COLLECTION AREAS

All outside refuse collection facilities shall be screened by a five-foot-high decorative block, concrete, or stucco wall with a gate of approved opaque materials. The interior floor and approach apron shall be of Portland concrete cement (P.C.C.).

#### G-14 SIGNS

All sign criteria shall be reviewed and approved by the City of Vista Planning Department prior to approval of the Site Development Plan by the Director of Planning. All signs shall be approved as part of a comprehensive sign package and shall be architecturally compatible with the industrial buildings. All provisions of the current amended sign code (Article XVIII) shall remain in force and effect except as modified herein.

##### (1) Primary Identification

No more than two (2) signs identifying the name and address of the occupant or product shall be permitted. Such signs shall conform to the following:



- (a) Wall signs shall be limited to a size determined by the area of the building or lot on which they are located in accordance with the following: One (1) square foot of sign for every 100 square feet of gross building floor area, or for every 200 square feet of lot area devoted to any permitted industrial use, whichever is greater; provided, however, that no one sign shall exceed 100 square feet in area. The total aggregate area of all signs shall also be limited to 150 square feet per lot or business establishment.
- (b) One monument sign shall be permitted in the front yard or side yard abutting a public street. Such sign shall maintain a ten-foot setback from the ultimate property line, and shall not be larger than one hundred (100) square feet.
- (c) In those instances where more than one industrial establishment is located on the same parcel or lot, the wall sign area may be allocated to each business establishment on the basis of one (1) square foot of sign for every 100 square feet of building floor area involving the business, with a maximum of 50 square feet of sign per business.

(2) Directional Signs

Directional signs, either single-faced or double-faced, are permitted, subject to Section 30 of Article XVIII of the City Code.

(3) Safety Signs

Safety signs alert the passersby on the site to potential dangers and include STOP, SLOW, CURVE, DANGER, HIGH VOLTAGE, etc. The size, shape and color of safety signs shall be of the same size, shape and color as contained in the current edition of the Manual on Uniform Traffic-Control Devices for Streets and Highways, as printed by the Bureau of Public Roads, U.S. Department of Commerce.

(4) Real Estate Signs

Real estate signs are permitted subject to the provisions of Section 70 of Article XVIII of the City Code.

## G-15 LANDSCAPING

Landscaping will be an integral part of the Specific Plan area establishing a continuity throughout the total development. Finish grading for all landscaped areas shall be coordinated to provide a smooth rolling terrain surface that blends slope areas with flat building pad areas. The use of earth mounds along street frontages is recommended, both to screen and to add to natural theme of landscaping. Earth mounds between parking and public thoroughfare areas are recommended to soften views of



parked vehicles where possible. Slopes shall not be graded steeper than a maximum 2:1 ratio. Finish land form and grade shall be an integral part of the landscape theme. All landscaping shall be by the developer in accordance with the Specific Plan. All landscaped areas shall contain drought-resistant plant materials and be permanently served with an automatic irrigation system where necessary.

- (1) Each lot and building site shall maintain the minimum landscaped frontage setback area, as defined by symbol on the zoning map attached hereto. Parking lots shall maintain no less than five (5) percent of the asphalted surface in permanent landscaped area and incorporate the following design landscape themes:
  - a. Landscape planting between rows of parking will help to soften the appearance. Also a 2:1 sloped landscape area can assist in grade take-up between rows of parking.
  - b. The use of landscaped earth berms between public roads and parking lots is recommended to screen direct visibility of parking from the street.
- (2) A portion of the front yard setback furthest from the street may be utilized for parking under all of the following limitations:
  - a. Not more than twenty-five percent (25%) of the frontage of the setback area may be utilized by parking spaces intruding not more than twenty (20) feet into this setback area;
  - b. Not more than fifty percent (50%) of the frontage of the setback area may be utilized by parking spaces intruding not more than ten (10) feet into the setback area; and
  - c. Not more than twenty-five percent (25%) of the total setback area may be utilized for parking purposes.

#### **G-16 SPECIAL TREATMENT AREA**

The line separating the Industrial Area from the railroad right-of-way and neighboring Residential Area, designated on the Specific Plan map as a Special Treatment Area, shall be subject to the following requirements:

- (1) Construct a solid wall, uniform and aesthetically pleasing fence, or decorative masonry or concrete wall, not less than five (5) feet in height, to buffer and protect the Industrial Area from the railroad noise and to separate and buffer the adjacent residential neighborhood. If a wall is constructed, the appearance shall be softened through the use of landscape treatment on the neighborhood side;" OR
- (2) Construct a (10) ten-foot-wide landscape buffer sufficient to prevent noise and provide the usual buffering to the adjacent residential area.





## G-17 OPEN SPACE

Prior to any project approval in or near the open space, the exact location and use of the open space must be approved by the Environmental Review Committee (ERC).

## G-18 PROJECT APPROVAL

Prior to project approval, all industrial projects must complete Site Development Plan review.

The intent of a Site Development Plan is to provide a means for review of proposed developments to ensure that City Code and policy requirements are complied with, sound design practices are followed, and proper facilities and rights-of-way are recognized and respected on development plans; and, further, to provide a means of development review which will improve the appearance and effectiveness of multiple residential, office, commercial and industrial areas. In addition, a determination may be made that a lot or parcel and the buildings or structures proposed are suitable for the site and use requested.

### (1) Review Criteria

The review of any Site Development Plan shall be governed by the criteria established herein unless specially exempted therefrom:

(a) All Site Development Plans shall be reviewed for compliance with:

1. Applicable zoning district regulations.
2. Specific conditions of approval that may have been levied as a result of a discretionary approval; e.g., subdivision map approval, special use permit, etc.
3. Applicable elements of the General Plan, including the community's goals and objectives as established by said document.

(b) Special consideration shall be given to the potential effect of the proposed project's affect on neighboring properties, traffic circulation, pedestrian safety and noise in order to provide for the public health, safety and welfare of the community.

### (2) Approval of Site Development Plans

(a) Site Development Plans and amendments thereto may be approved, conditionally approved, or disapproved by the Director of Planning. Those which do not conform to the applicable elements of the General Plan, Zoning Ordinance, or other applicable city codes and regulations shall be denied.



- (b) Subsequent to the submittal of a Site Development Plan and a finding that said Site Development Plan application is complete, or upon completion of the environmental review process, where such is necessary, all property owners as shown on the equalized assessment roll within three hundred (300) feet of the proposed plan shall be notified by first class mail of the proposal, a place and time where a copy of the proposal is available and the time limit for comments on the proposal. The time limit for comments on the proposal shall be no less than ten (10) working days from the date of mailing. All comments must be in writing. No notice is necessary if the Site Development Plan is part of a project for which notice, and hearing is required, and such notice is equivalent that required by this section. No notice is necessary if the request is for an extension of time or if the request is for modification to an approved plan that does not require any change in improvement, design or building location.
- (c) Within ten (10) working days of the conclusion of the city's environmental review process with regard to the project and the conclusion of the comment period, the Director of Planning shall act on the Site Development Plan. A copy of all approvals, conditional approvals or disapprovals shall be sent to all persons who commented on the Site Development Plan.
- (d) The director may, at his discretion, refer Site Development Plans and amendments thereto to the Planning Commission, which may approve, conditionally approve, or disapprove such plans. If referral is made, notice of the time and place of Planning Commission action on the matter shall be sent by first class mail to the applicant and all persons who commented on the Site Development Plan. Such notice shall be sent at least ten (10) days prior to the Planning Commission hearing on the matter.
- (e) The decision of the Planning Commission shall be sent to all persons who commented on the Site Development Plan as well as the applicant.

(3) Conformance

No grading, construction or other improvement shall take place on a project site subject to an approved Site Development Plan; nor shall any activity (land use) be located thereon except in conformance with the approved Site Development Plan, or authorized amendment thereto, unless specifically approved by the Director of Planning.



(4) Appeal to the City Council

- (a) The action of the Director of Planning in granting or denying a Site Development Plan shall be final and conclusive unless, within ten (10) working days of compliance with Section 2804 of this article, an appeal in writing is filed with the Director of Planning by the applicant or anyone who commented on the plan, or a written request for review of such action is filed with the Director of Planning by a member of the City Council or Planning Commission, in which case the matter will be reviewed by the City Council.
- (b) The action of the City Council in granting or denying a Site Development Plan shall be final and conclusive.
- (c) In the case of an appeal, the applicant and all those who commented on the plan shall be given written notice of the time and place of the consideration of the appeal at least ten (10) days prior to the consideration of said appeal.

G-19 PUBLIC NOTICE

Any development proposed to occur anywhere within the Specific Plan shall provide public notice extending 300 feet from the entire Specific Plan boundary.





NORTH MELROSE INDUSTRIAL AREA  
SPECIFIC PLAN NO. 8

PROJECT AREA "A"

The zoning of the Project Area "A" as designated herein, is classified as (I-C), Planned Industrial-Commercial Zone. The intent of this classification is to attract industrial uses where relatively low employee-to-land ratios are encouraged and outdoor storage is encouraged, if adequately screened from view from areas of significant visual exposure. Because of the residential nature of this North Melrose Area, this section is intended to provide for harmonious industrial development between industrial park land activities and residential development.

**PERMITTED USES**

The following uses are permitted, as are hereinafter provided and allowed, subject to provisions governing off-street parking requirements:

- Any use permitted in Area "B"
- Bottling plants
- Breweries
- Creameries
- Food products manufacture, storage and process of, except lard, pickles, sauerkraut, sausage or vinegar
- Lumber yards
- Manufacture of prefabricated buildings
- Shoe manufacturing (excluding the tanning of leather)
- Stone monument works
- Textile manufacture
- Truck steam cleaning equipment



## USES REQUIRING A SPECIAL USE PERMIT

Land uses which are not listed above may be considered under the Special Use Permit process, if deemed to be compatible with the intent and purpose of this group. The Planning Commission, or on appeal the City Council, in granting the Special Use Permit shall find that the use is consistent with the General Plan and compatible with the general area.

Any use that is found to be objectionable or incompatible with the character of the city and its environs due to noise, dust, odors or other undesirable characteristics may be prohibited, subject to appeal procedures of Article XXVIII.

The following uses may be permitted by Special Use Permit:

- Concrete products manufacturing
- Mills, planing
- Salvage and recycling of inoperable automobiles subject to screening conditions to prevent, insofar as reasonably possible, the operation from being visible by the public at large or by any resident of adjacent residential development

## PERMITTED USES SUBJECT TO RESIDENTIAL IMPACT LIMITATION

The following uses are permitted subject to provisions governing off-street parking limitations and provided they do not occur within 300 feet of a residentially zoned parcel. Uses listed below may occur within the 300-foot limitation only if a Special Use Permit is granted showing that the health safety and welfare of the area residents will not be impacted.

- Body and fender works
- Dairy products manufacture
- Fruit packing house
- Fruit and vegetable canning, preserving and freezing
- Ice and cold storage plants
- Metal fabrication uses
- Rubber fabrication of products made from finished rubber
- Soap manufacture
- Salvage and recycling of inoperable automobiles subject to screening conditions to prevent, insofar as reasonably possible, the operation from being visible by the public at large or by any resident of adjacent residential development



NORTH MELROSE INDUSTRIAL AREA  
SPECIFIC PLAN NO. 8

PROJECT AREA "B"

The zoning of the Project Area "B" as designated herein, is classified as (I-C), Industrial-Commercial Zone. The intent of this classification is to attract industrial uses where relatively low employee-to-land ratios are encouraged and outdoor storage is encouraged, if adequately screened from view from areas of significant visual exposure. Because of the residential nature of this North Melrose Area, this section is intended to provide for harmonious industrial development between industrial park land activities and residential development.

**PERMITTED USES**

The following uses are permitted, as are hereinafter specifically provided and allowed, subject to provisions governing off-street parking requirements.

- Any use permitted in the C zones except:
  - Hotels and motels
  - Hospitals (industrial emergency hospitals are permitted);
  - Residential care facilities;
  - Professional care facilities;
  - Private clubs, fraternities, sororities and lodges, excepting those the chief activity of which is a service customarily carried on as a business;
  - Institutions of a philanthropic or eleemosynary nature, including correctional and mental.
- Assembly of electrical appliances such as:
  - Electronic instruments and devices;
  - Radios and phonographs, including manufacture of small parts, such as coils
- Building material storage yards
- Business or professional training centers or schools
- Cabinet shops
- Candy manufacturing





- Carpet cleaning plants
- Ceramic products (manufacture of), including figurines, using only previously pulverized clay and kilns fired only by electricity or low pressure gas
- Cleaning and dyeing plants
- Contractor shops (tile, construction, electrical)
- Contractor's storage yards
- Furniture manufacturing (so long as the noise limits are complied with).
- Garment manufacturing
- Glass studios, staining edging, beveling and silvering in connection with sale of mirrors and glass for decorating purposes
- Laboratories, experimental, motion picture, testing
- Laundries
- Lumber yards
- Machine shops
- Mail order businesses
- Medical supplies (distribution of)
- Mini warehouse storage
- Musical instruments, manufacture of
- Paper products (storage and distribution)
- Parcel Service Delivery
- Photographic darkrooms
- Plastics (fabrications of products, injection molding), also subject to noise limits.
- Plumbing shops and plumbing shop supply yards
- Printing shops



- Sign shops (including electrical and neon)
- Scientific instrument and equipment manufacturing
- Soils engineering
- Wholesale businesses, storage buildings and warehouses
- Woodworking (also subject to noise limitations)
- Other commercial and industrial businesses or enterprises, as approved by the Director of Planning and subject to appeal to the Planning Commission.

#### **PERMITTED USES SUBJECT TO RESIDENTIAL IMPACT LIMITATION**

The following uses are permitted subject to provisions governing off-street parking limitations and provided they do not occur within 300 feet of a residentially zoned parcel. Uses listed below may occur within the 300-foot limitation only if a Special Use Permit is granted showing that the health safety and welfare of the area residents will not be impacted.

- Bakeries
- Frozen food lockers
- Food distribution and storage





NORTH MELROSE INDUSTRIAL AREA

SPECIFIC PLAN NO. 8

PROJECT AREA "C"

PERMITTED USES AND DEVELOPMENT STANDARDS

- (1) The conditions of this section apply only to Project Area "C" as shown on the Specific Plan.
- (2) The zoning of Project Area "C" is RM-87, (using gross land area including open space), subject to conditions of Article VII-2 of the Zoning Ordinance, except as modified herein.
- (3) Permitted Uses:
  - (a) Single family dwellings and multiple dwellings (condominium subdivisions) at a density of no greater than five (5) units per acre.
  - (b) Uses permitted as listed in Section 1101.
  - (c) Such other R-M uses as may be permitted as a result of Site Development Plan review and approval.
  - (d) Public or private recreation facilities and open space.
- (4) The maximum site average density shall be one (1) unit per 8,700 square feet of gross land area (computed to centerline of abutting street). Units may be clustered in a manner which emphasizes development on the more level terrain and retains the open space in which case the minimum lot size and setbacks may be modified;
- (5) No residential structures shall be permitted in the area designated as Open Space; however, areas reserved or dedicated as Open Space may be credited towards the permitted density of a project.
- (6) In accordance with Section 2121 of Ordinance 64-1 (as amended), three (3) dwelling levels will be permitted where the average slope of this lot is greater than one (1) foot rise or fall in seven (7) feet or horizontal distance.



(7) Front Yard Setback:

Building of structures shall be located no closer than twenty (20) feet from an adjacent public street and no closer than five (5) feet from an adjacent private street. Garage and carport structures shall be located no closer than ten (10) feet from an adjacent public street, except where access faces the street, in which case a twenty (20) foot setback must be observed, and zero (0) feet from an adjacent private driveway.

(8) Rear and Side Yard Setback:

The rear and side yard setback requirement shall be a minimum of five (5) feet, except as may be provided in condition four (4).

(9) Private Access Width:

Private streets with no parking allowed on either side shall have a minimum improved width of twenty-four (24) feet. Private streets with parallel parking permitted on one side shall have a minimum improved width of thirty-two (32) feet. Private streets with parallel parking permitted on both sides shall have a minimum improved width of forty (40) feet.

10) Private driveways serving covered parking (garages or carports) on both sides of the access aisle shall maintain a minimum thirty-two (32) feet measured between structures.

Condominium housing shall be permitted pursuant to Article XXI.8 or Ordinance 64-1 (as amended). Section 2181, 2182, 2184, 2185, and 2186 of Article XXI.8 shall apply as necessary. Section 2183 shall be replaced in its entirety by the following development requirements:

(a) Parking

A minimum of one (1) covered parking space per dwelling unit, plus one-half (1/2) of an uncovered space, shall be required for each bedroom contained in the project. In no case shall more than 2.5 spaces per dwelling unit be required. Recreational vehicle storage parking may be provided at a ratio of one (1) space for each fifteen (15) dwelling units, as part of the common open parking facility. Otherwise, these spaces may be accounted for in the required uncovered parking area.

(b) Prior to final map recordation, draft CC & R's shall be submitted to the Director of Planning for review and approval, if required as a condition of a condominium subdivision. Such CC & R's shall provide for the upkeep and maintenance of all private streets, driveways, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities, and other improvements not dedicated to public use.

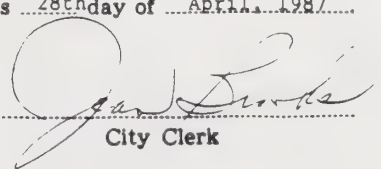


STATE OF CALIFORNIA } ss.  
COUNTY OF SAN DIEGO }

I, JEAN BROOKS, City Clerk of the City of Vista, County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original ordinance passed and adopted by said City Council, at a regular meeting thereof, at the time and by the vote therein stated, which original ordinance is now on file in my office: that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said City of Vista, this 28th day of April, 1987.

(SEAL)

  
City Clerk



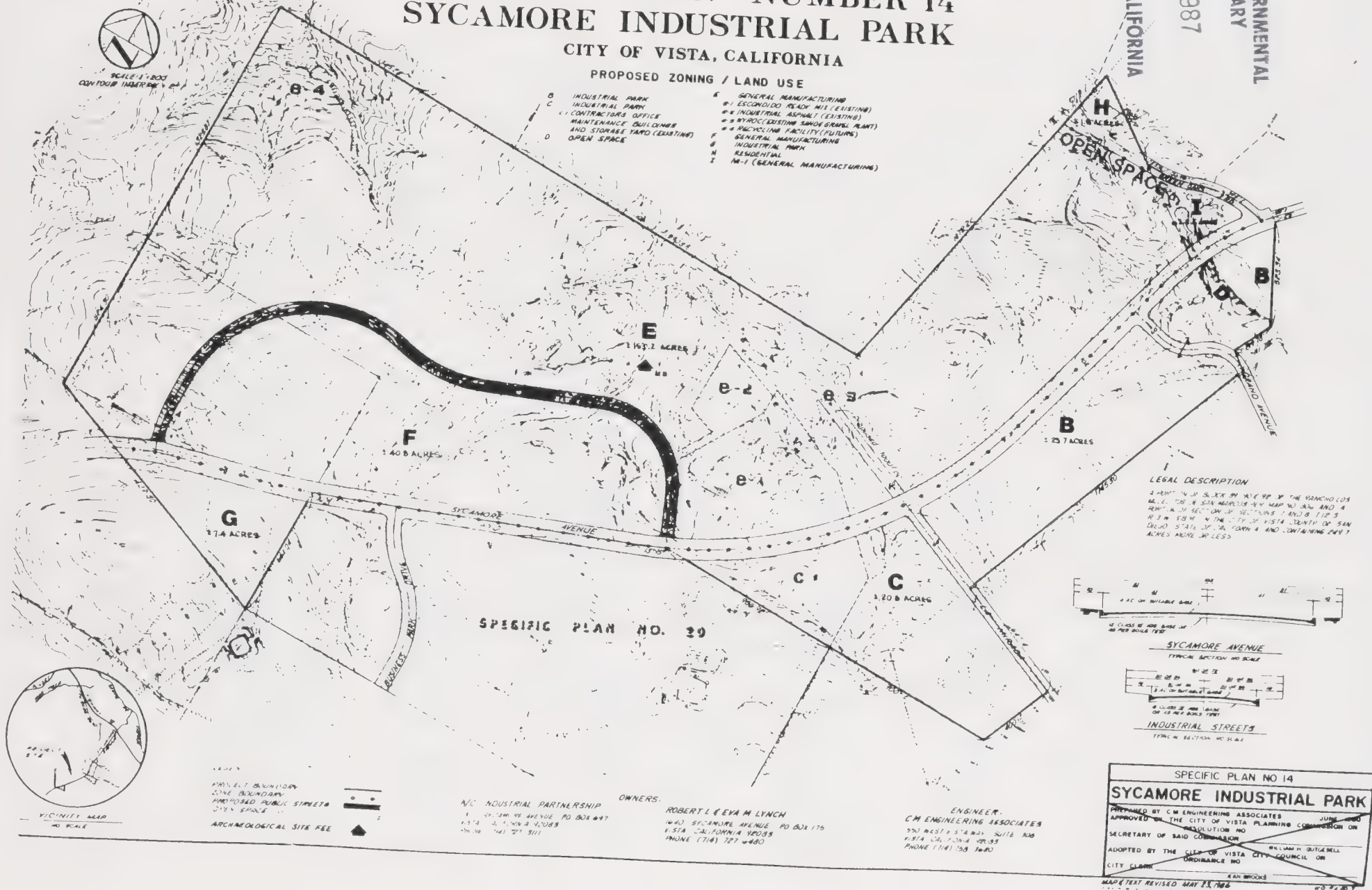


UNIVERSITY OF CALIFORNIA

CITY OF VISTA, CALIFORNIA

PROPOSED ZONING / LAND USE

- C INDUSTRIAL PARK  
 D INDUSTRIAL PARK  
 E CONTRACTORS OFFICE  
 F MAINTENANCE BUILDINGS  
 G AND STORAGE YARD (EXISTING)  
 H OPEN SPACE  
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## S P E C I F I C   P L A N   14

### GENERAL CONDITIONS

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1. The conditions of this section apply to all portions of the Specific Plan.
2. This project contains 249.7 $\pm$  acres.
  - (a) General Plan Designation: Open Space, Rural Residential, Low Density Residential, Industrial Park and Industrial General.
  - (b) Existing Zoning: M-1, A-1, R-1-B (PC)
3. This project area is currently being developed in accordance with a Special Use Permit pursuant to Article XXII of the City of Vista Zoning Ordinance, as granted by Planning Commission Resolution No. 76-1 and City Council Resolution No. 76-16.
4. All parcels of land created shall have direct access to a public street shown on the Specific Plan, or to a public street which is approved by a subdivision map or parcel map.
5. No subdivision map or parcel map shall be approved unless public streets abutting each lot in the subdivision or parcel map are dedicated to at least half of the local street width plus ten feet and improvements are constructed or guaranteed across the frontage of said lots, including improvements necessary to connect said abutting street to an existing public street system.
6. No building permit for any lot or building site shall be issued until the public street serving such lot or building site are dedicated and improved or guaranteed to standards of the City of Vista.
7. As a part of the approval of any subdivision or parcel map, or prior to building permit approval, if the project does not include a subdivision or parcel map, all drainage easements required to accommodate drainage from the project shall be dedicated to the city and improvements required therein, as required by the City Engineer to serve the project, shall be installed or guaranteed at the option of the city.

8. Whenever in these conditions the term "guarantee" is used with respect to improvements, such term shall be deemed to mean with respect to major subdivisions an improvement security as defined in Section 66499 of the Subdivision Map Act, and with respect to minor subdivisions or building permit approval, if the project does not include a subdivision or parcel map, an improvement security or lien contract as described in Section 28-7.6 of the Vista City Code.
9. Street widths and improvements as shown on the Specific Plan shall be in accordance with the City of Vista Standards.
10. Building setbacks adjacent to all streets shown on the Specific Plan and/or all streets dedicated or offered for dedication shall be measured from the ultimate street centerline.
11. Open Space areas shown are consistent with areas shown on the City of Vista General Plan. Those areas designated as "Open Space" on the map of the Specific Plan shall be zoned "0" or dedicated by an open space easement, irrevocable except by consent of the City, prior to the issuance of building permit or final subdivision map or parcel map approval for property adjacent to said "Open Space." The city may grant public access and may allow access facilities, such as bridge crossings, to serve any parcels of land.
12. All open space required by the Specific Plan conditions to be zoned "0" or dedicated by open space easement shall be defined by legal description and shown on all approved maps and drawings. All land designated as open space pursuant to these conditions, or otherwise, shall qualify for consideration of the park fee credit pursuant to Section 28-4.7.14 of the Vista City Code to the extent such credit is granted by such section or its successors.
13. When approving a subdivision map, parcel map, or other discretionary permit, as a part of the environmental review process the city shall consider the contents of the existing EIR and any supplement thereto to determine if said development falls within the scope of the EIR. If not, the EIR must be supplemented prior to project approval.
14. The Planning Commission, or the City Council on appeal, may impose reasonable conditions in approving the project in order to satisfy city standards. If the project cannot, in the opinion of the Planning Commission or City Council, be conditioned in such manner as to fulfill the standards, it shall be disapproved.



15. An additional fee of \$50 shall be paid to the city upon filing each Site Plan submittal for approval pursuant to this condition, including any appeal.

16. The review process provided by the Specific Plan No. 14 shall not apply to any of the following:

- (a) Temporary Signs
- (b) Directional Signs
- (c) Real Estate Signs
- (d) Political Signs
- (e) Residential Signs
- (f) Construction Project Signs
- (g) Subdivision Signs

17. Unless otherwise exempted or modified herein, all provisions of the Vista City Code and Zoning Code shall apply to this Specific Plan.

18. PARKING

Off-street parking shall be provided in accordance with the following standards:

- (a) General Manufacturing 1 for each 750 sq. ft. gross floor area plus those that may be required for areas devoted to other uses; e.g., office or retail sales.
- (b) Research and Development 1 for each 300 sq. ft. gross floor area plus those that may be required for areas devoted to other uses; e.g., office or retail sales.
- (c) Warehouse and Wholesale Establishment 1 for each 1,000 sq. ft. gross floor area for first 20,000 sq. ft. plus 1 for each 2,000 sq. ft. second 20,000 sq. ft. plus 1 for each 4,000 sq. ft. in excess of initial 40,000 sq. ft. plus those that may be required for areas devoted to other uses; e.g., office or retail sales.
- (d) A reduction in required parking of up to fifteen (15) percent may be granted by the Director of Planning, subject to the approval of a detailed transportation management plan to be provided by the developer. This plan may include, but is not limited to, provisions for mass transit, car pooling, van-pools, bicycles, staggered work hours, etc.

- (e) Parking standards not specifically addressed herein shall comply with the applicable provisions of Appendix "A" of the City Code.

NOTE: The definitions section of Appendix "A" of the City Code should be consulted regarding manufacturing and research and development activities for a definition of said terms.

19. All archaeological sites within Specific Plans No. 14 and No. 20 have been adequately salvaged with the result in a report on file in the office of the Environmental Coordinator. (Ord. 86-3, Sec. 5)
20. The City Council shall by resolution set forth fee formulas intended to recover those costs outlaid by the City of Vista, as well as costs associated with costs of public facilities within the Specific Plan. Said resolution may apply said fees to all or a portion of the Specific Plan. (Ord. 86-2, Sec. 5)

#### AREA "B"

- B-1 The conditions of this section apply only to Area "B" as shown on the Specific Plan.
- B-2 The zoning of Area "B" is I-P.
- B-3 Permitted uses:
- (a) Uses are limited to permitted uses in the I-P zone, Article XV.5 of the Zoning Code subject to conditions therein, except the following conditions (b) and (c).
  - (b) Area: Every lot and building site shall have a minimum area of 1/2 acre.
  - (c) Width: Every lot shall have a minimum width of 100 feet measured at the front setback line.

#### AREA "C"

- C-1 The conditions of this section apply only to Area "C" as shown on the Specific Plan.
- C-2 The zoning of Area "C" is I-P.
- C-3 Permitted uses:
- (a) Uses are limited to permitted uses in the I-P zone, Article XV.5 of the Zoning Ordinance subject to conditions therein, except the following conditions (b), (c) and (d).



- (b) Area: Every lot and building site shall have a minimum area of 1/2 acre.
- (c) Width: Every lot and building site shall have a minimum width of 100 feet measured at the front setback line.
- (d) Area C-1 is presently developed with an office. This facility was authorized and constructed in accordance with City of Vista Site Development Plan No. 77-7 and shall enjoy the status of a legal conforming use.

#### AREA "D" (OPEN SPACE)

- D-1 These conditions shall apply to Area "D" only.
- D-2 The zoning of Area "D" is "O" (SP).
- D-3 Permitted uses:
  - (a) Only those uses permitted in the "O" (SP) zone shall be allowed; provided, however, all uses normally requiring a Special Use Permit in the "O" (SP) zone, shall not require a Special Use Permit. No other uses shall be permitted.
  - (b) The necessary infrastructure to serve the Specific Plan, as well as areas outside the plan.
- D-4 Guidelines to direct the use, preservation, and maintenance of the open space are as follows:
  - (a) The City of Vista shall prepare a "Resource Management Plan" that covers all significant portions of the open space resource in this area. This plan shall consider:
    - (1) Method of preserving and maintaining the sensitive biological and ecological resources identified in the EIR.
    - (2) Methods to minimize fire hazards.
    - (3) Suggest method to accomplish orderly development and maintenance of open space.
    - (4) Specific landscape plans.
    - (5) Identification of recreational features.
    - (6) A quid pro quo mitigation for areas removed from the open space areas devoted to non open space use.
    - (7) A program for financing the improvement and on-going maintenance of this area.

- (b) Prior to approval of any Site Development Plan, Final Subdivision Map, or other permit authorizing land development on any parcel in Specific Plans #14 and #20, those portions of Parcel "D" within the property shall be irrevocably dedicated as a permanent open space easement. The city shall specify the agency responsible to receive such open space easement.
- (c) Actual location of the open space easement dedication line shown on the Specific Plan shall be determined based upon the following guidelines:
  - (1) Topography
  - (2) Natural resources, as identified in the Environmental Impact Report
  - (3) Recommendations contained in the Resource Management Plan
  - (4) A review of the Specific Site Development and Grading Plan
- (d) Prior to site development approval for any parcel in Specific Plans No. 14 and No. 20, the parcel owners shall irrevocably commit, through recorded CC&Rs, to participate in the Resource Management Plan and/or Open Space Maintenance District.
- (e) In the absence of an approved "Resource Management Plan" the city may issue a development permit on property abutting Area "D" Open Space, provided the appropriate dedication is granted, and CC&Rs approved for recordation and deposit for share of cost in preparing a resource management plan is made by the owner/developer.

D-5 In lieu of or in addition to all other requirements of Area "D" the city may establish an Open Space Maintenance and Improvement District including adoptions of plans, programs and cost allocations for improvement and maintenance of all open space, spreading said cost and requirements among all portions of Specific Plans No. 14 and No. 20, as well as other areas within a reasonable area of benefit. No development permit of any type shall be issued within Specific Plans No. 14 and No. 20 and other areas of benefit without an agreement from the project site owner to support such a district.

## AREAS "E" & "F"

- E-1 The conditions of this section apply only to Areas "E" and "F" as shown on the Specific Plan.
- E-2 The zoning of Areas "E" and "F" is M-1.
- E-3 Permitted uses:
- (a) In addition to those uses permitted in the M-1 zone per City of Vista Ordinance 64-1 the following uses may be authorized in Area "E" upon the issuance of a Special Use Permit:
    - [1] Auto wrecking/salvage yard.
    - [2] Re-cycling facility
  - (b) Height limit: 35 feet or two stories, whichever is the lesser, unless a greater height is approved through the issuance of a special use permit.
  - (c) Yards: Front, side and rear yards shall be consistent with those prescribed for the M-1 zone.
  - (d) Area: Every lot and building site shall have a minimum area of 1/2 acre.
  - (e) Width: Every lot shall have a minimum width of 100 feet measured at the front setback line.
  - (f) Area E-1 is presently developed with a concrete products manufacturing facility (Escondido Ready-Mix Concrete). This facility was authorized and constructed in accordance with City of Vista Site Development Plan No. 76-20.
  - (g) Area E-2 is presently developed with an asphalt paving plant (Industrial Asphalt). This facility was authorized and constructed in accordance with City of Vista Site Development Plan No. 76-69.
  - (h) Area E-3 is presently developed with a rock crushing and/or sand and gravel processing plant (Wyroc). This facility and operation thereof was authorized and constructed in accordance with Resolution 76-16 of the City Council of the City of Vista, granting a Special Use Permit pursuant to Article XXII of the Zoning Ordinance to allow a borrow pit, rock crushing plant and concrete batch plant on property located on Sycamore Avenue.
  - (i) Area E-4 is proposed for future development as an auto wrecking/salvage yard and/or re-cycling facility.

- (j) Finish grading and site preparation throughout Areas "E" and "F" will result from and/or be accomplished in conjunction with the material extraction process currently being conducted by the rock crushing operation on the site as provided for in the Special Use Permit.
- (k) All Site Development Plans shall be reviewed and approved by the Planning Commission. Such review shall include requirements for architectural compatibility with surrounding areas and provision of visual screening of any outdoor storage from neighboring residential or industrial park property or from public streets not exclusively used for industrial purposes.
- (l) Commercial uses listed in Article XIII through XIV of the Zoning Code are not permitted.

#### AREA "G"

- G-1 The conditions of this section apply only to Area "G" as shown on the Specific Plan.
- G-2 The zoning of Area "G" is I-P.
- G-3 Permitted uses:
  - (a) Uses are limited to permitted uses in the IP zone per Article XV.5 of the Zoning Ordinance.
  - (b) Area "G" is presently developed with a trucking company office, maintenance buildings and open storage yard (Lynch Trucking Company). This facility was authorized and constructed in accordance with City of Vista Site Development Plan No. 79-6 and enjoys the status of a legal conforming use.

#### AREA "H"

- H-1 The conditions of this section apply only to Area "H" as shown on the Specific Plan.
- H-2 The zoning of Area "H" is R-1.
- H-3 Permitted uses:
  - (a) Uses listed in Article VIII of the Zoning Code subject to conditions of said article.

AREA "I"

- I-1      The conditions of this section apply only to Area "I" as shown on the Specific Plan.
- I-2      The zoning of Area "I" is M-1.
- I-3      Permitted uses:  
  
          Uses listed in Article XXXII of the Zoning Code subject to conditions of said article.





## CITY FEE REIMBURSEMENTS

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City Council Resolution No. 86-15 authorizes the collection of various Specific Plan preparation and environmental fees prior to building permit issuance.

### SECTION 1.

The fees set forth in this resolution apply to all portions of Specific Plans No. 14 and No. 20 unless otherwise set forth herein. Said fees shall be collected prior to building permit issuance.

### SECTION 2. PLAN FEE

This fee pays for the original preparation of Specific Plan No. 20 and applies to portions of Specific Plan No. 20 not designated with the symbol "e." The fee shall be paid according to the following formula:

$$\text{FEE} = A[55 (1 + .1N)]$$

A = Number of acres in the project measured to the C/L of each adjoining street

N = Number of years since 1981

### SECTION 3. SUPPLEMENTAL PLAN FEE

This fee pays for the supplemental EIR completed for Specific Plans No. 14 and No. 20 and applies to all portions of Specific Plan No. 14 and those portions of Specific Plan No. 20 not designated with the symbol "r." The fee shall be paid according to the following formula:

$$\text{FEE} = A[25 (1 + .1Y)]$$

A = Number of acres in the project measured to the C/L of each adjoining street

Y = Number of years since 1986

#### SECTION 4. PALEONTOLOGICAL FEE

This fee pays for the cost of the paleontologist under contract to the city to monitor grading to determine if any finds of interest are on the project site. The fee, paid after grading and prior to building permit issuance, applies to all portions of Specific Plans No. 14 and No. 20. The fee is equivalent to the contract per hour price times the number of hours worked, plus 10 percent overhead fee.

#### SECTION 5. ARCHAEOLOGICAL FEE

This fee pays for the completed archaeological salvage of several sites on Specific Plans No. 20 and No. 14. The fee is site specific and is paid prior to issuance of any building permit in the area of the site. Each site is designated by letter on the Specific Plan in the same manner as set forth herein.

<u>PLAN DESIGNATION</u>	<u>SITE IDENTIFICATION</u>	<u>FEE</u>
MB	(SDi 8735)	\$3394
MD	(SDi-3091)(W-2005)	\$3394
MF1	(W-899)	\$2994
MF2	(W-899)	\$2994
MG	(W-898)	\$4392
MH	(SDi-8736)	\$3485
MI	(W-2000)	\$5643
MJ1	(SDi-8734)	\$1492
MJ2	(SDi-8734)	\$1492

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MAY 8 1987

## LEGEND

SYMBOL	DESCRIPTION
	CITY BOUNDARY
	LAND USE BOUNDARY
	SPECIFIC PLAN BOUNDARY
	SPECIAL TREATMENT AREA
	NATURAL RESOURCE AREA
	OPEN SPACE REQUIRED
	SPECIAL LANDSCAPE/ENTRY FEATURE
	PUBLIC OR PRIVATE STREET ACCESS
	EQUESTRIAN/HIKING TRAIL
	SIGNALIZED INTERSECTION
	STREET INTERSECTION DESIGNATION



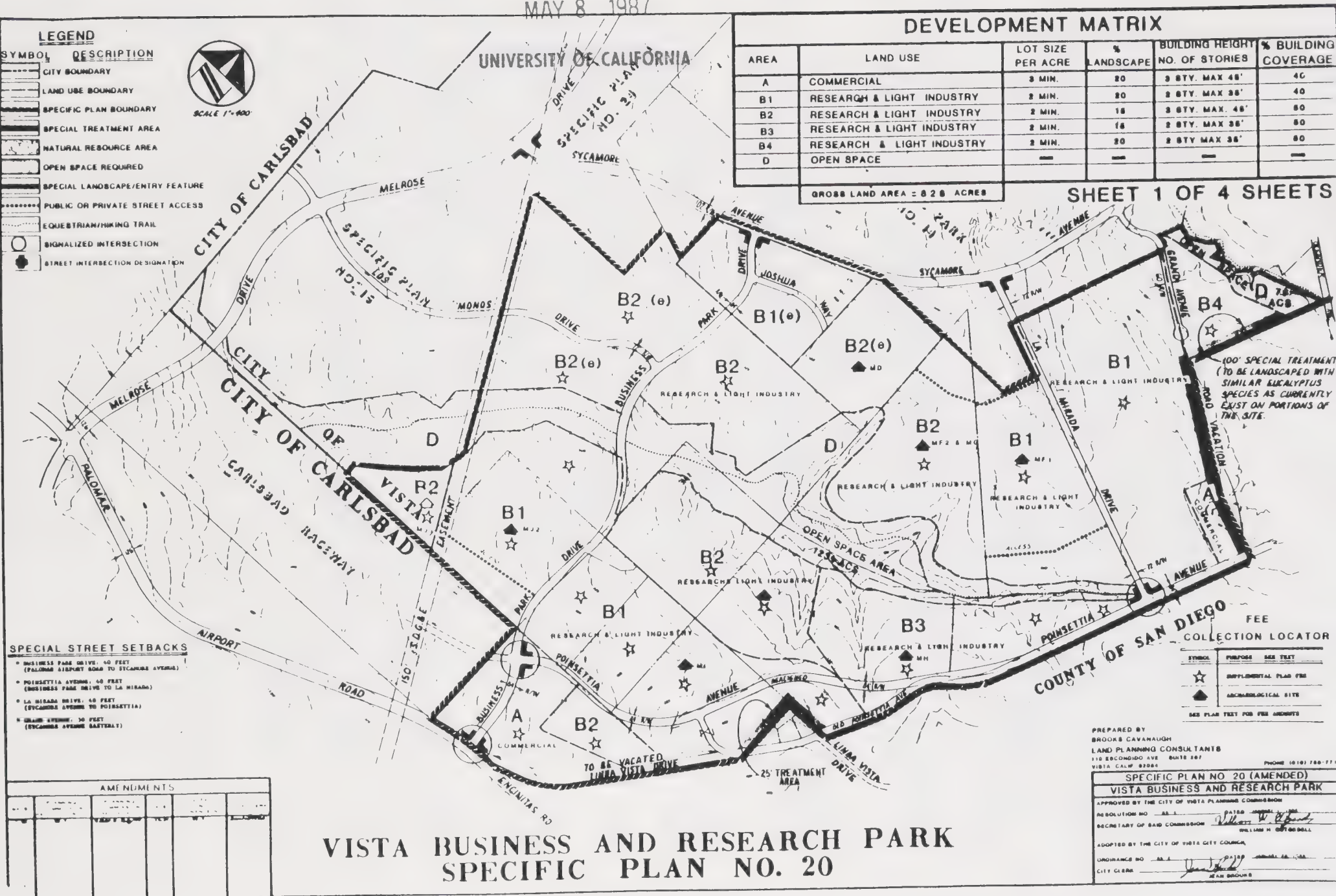
SCALE 1"=400'

## DEVELOPMENT MATRIX

AREA	LAND USE	LOT SIZE PER ACRE	% LANDSCAPE	BUILDING HEIGHT NO. OF STORIES	% BUILDING COVERAGE
A	COMMERCIAL	3 MIN.	20	3 STY. MAX 48'	40
B1	RESEARCH & LIGHT INDUSTRY	2 MIN.	20	2 STY. MAX 38'	40
B2	RESEARCH & LIGHT INDUSTRY	2 MIN.	18	2 STY. MAX 48'	50
B3	RESEARCH & LIGHT INDUSTRY	2 MIN.	18	2 STY. MAX 38'	50
B4	RESEARCH & LIGHT INDUSTRY	2 MIN.	20	2 STY. MAX 38'	50
D	OPEN SPACE	—	—	—	—

GROSS LAND AREA = 828 ACRES

SHEET 1 OF 4 SHEETS



## SPECIAL STREET SETBACKS

- \* BUSINESS PARK DRIVE, 40 FEET (PALOMAR AIRPORT ROAD TO SYCAMORE AVENUE)
- \* POINSETTIA AVENUE, 40 FEET (BUSINESS PARK DRIVE TO LA MIRADA)
- \* LA MIRADA DRIVE, 40 FEET (SYCAMORE AVENUE TO POINSETTIA)
- \* ORANGE AVENUE, 30 FEET (SYCAMORE AVENUE EASTWARD)

## AMENDMENTS

NO.	DATE	DESCRIPTION
1	1987	ADOPTED
2	1987	ADOPTED
3	1987	ADOPTED
4	1987	ADOPTED
5	1987	ADOPTED
6	1987	ADOPTED
7	1987	ADOPTED
8	1987	ADOPTED
9	1987	ADOPTED
10	1987	ADOPTED

# VISTA BUSINESS AND RESEARCH PARK SPECIFIC PLAN NO. 20

## FEE COLLECTION LOCATOR

SYMBOL	PURPOSE	SEE TEXT
	IMPERIAL PLAT FEE	
	ARCHAEOLOGICAL SITE	
	SEE PLAT TEXT FOR FEE AMOUNTS	

PREPARED BY  
BROOKS CAVANAUGH  
LAND PLANNING CONSULTANTS  
110 ESCONDIDO AVE. SUITE 207  
VISTA, CALIF. 92081  
PHONE (619) 780-7710

SPECIFIC PLAN NO. 20 (AMENDED)  
VISTA BUSINESS AND RESEARCH PARK

APPROVED BY THE CITY OF VISTA PLANNING COMMISSION

RESOLUTION NO. AS 1 DATED JANUARY 1987

SECRETARY OF SAID COMMISSION William H. Goff

ADOPTED BY THE CITY OF VISTA CITY COUNCIL

UNANIMOUS NO. AS 1 DATED JANUARY 1987

CITY CLERK John W. Goff



## GENERAL CONDITIONS

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- G-1      Within the Business and Research Park area, the continued use of agricultural, greenhouse, and nursery uses, structures and appurtenances accessory, thereto, shall be permitted. Such uses shall also be deemed conforming uses which may be expanded.
  
- G-2      Prior to the approval of any final parcel map, subdivision map, site development plan or grading plan (other than agricultural related) the various serving utilities (Vista Irrigation District, Vista Sanitation District, Buena Sanitation District or their duly empowered successor agency) shall certify that the arrangement satisfactory to District has been made for capacity availability to serve that property.
  
- G-3      Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of this Specific Plan except that which complies with all appropriate provisions of applicable building, electrical, plumbing, and the various mechanical codes related thereto.
  
- G-4      Any land use proposal or development standard not specifically covered by this plan shall be subject to the regulations of the City of Vista Ordinances and Codes.
  
- G-5      The provision of Section 1553.9 "Signs," of Ordinance No. 78-33, as amended, are hereby incorporated by reference and shall prevail unless deemed in conflict with regulations contained herein.
  
- G-6      Prior to the issuance of any grading permit on any project within the Specific Plan, an Erosion Control Plan shall be submitted for the review and approval of the Public Works Director. Such plan shall show the method to control runoff and siltation during the site construction and a program for maintenance until permanent landscape and ultimate drainage facilities are constructed.
  
- G-7      Any use or operation which generate air pollutants and/or airborne particles shall require the approval of the County Air Pollution Control District prior to the issuance of a permit.
  
- G-8      Reserved.
  
- G-9      The interiors of the buildings in the complex shall be sound attenuated from exterior noise to a level to the design ambient base noise level within the building plus ten (10) dBA. Sound attenuation

G-10 All activities in the industrial park zone shall be subject to the performance standards listed below. The applicant, at the time of submittal for building permit, and all subsequent tenants, shall certify that the industrial development complies with these performance standards. If inspection reveals non-compliance with any of the performance standards upon submission of findings, the City Council may direct that the industrial operation shall cease until compliance is reestablished. The City Council may grant a compliance time of no greater than 30 days for the project to comply with performance standards.

1. Noise or vibration created by or resulting from any industrial operation shall not be audible and in no case shall exceed 45 db. CNEL at the boundary of the industrial park.

2. Odors, glare, heat, electrical or other disturbance created by, or resulting from any industrial operation shall not be detectable beyond the industrial building site on which the disturbance is produced.

3. Discharge of air pollutants shall be subject to the Air Pollution Control District Rules and Regulations, the California State Health and Safety Code, and Federal Air Quality Regulations.

4. Any discharge of industrial waste must conform to the most current local, state and federal regulations controlling industrial waste quality and disposal.

5. No industrial operation shall in any way damage or create a nuisance to the public health, safety or welfare.

G-11 All grading within the Specific Plan shall be performed under permit issued pursuant to normal City of Vista development regulations and shall be in substantial conformance with the grading concept plan approved by the Director of Planning in the Site Development Plan review process. Minor grading required for agricultural uses and operation are exempted from this requirement.

G-12 All building permits except for agricultural, greenhouse, and nursery-type structures, shall conform to Site Development Plan review and approval by the Director of Planning.

G-13 Reserved.

G-14 Reserved.

- G-15 All street intersections shall be spaced a minimum of 300 feet apart, unless otherwise approved by the City Traffic Engineer.
- G-16 The combining of access points (e.g. private road easements, driveways, etc.) is encouraged as a means to promoting traffic safety.
- G-17 All lots hereafter created shall have a minimum street frontage of 150 feet except lots on a cul-de-sac, which may be reduced to 100 feet in width, or employ the use of fee-access strips when specifically approved in a subdivision. No lot shall have a depth less than 150 feet.
- G-18 All existing legal parcels not meeting the required minimum frontage or minimum lot size requirements shall be merged with contiguous properties of the same ownership.
- G-19 All parcels hereafter created shall have direct access, no less than 40 feet in width, to a public street shown on the Specific Plan, or to a public street which is approved by a parcel map or subdivision map. Such parcels shall have legal access to the existing dedicated and improved public street system.

Parcels over 15 acres in size shall have at least two accesses to a public street shown on the Specific Plan. No development shall be approved that landlocks another parcel or denies neighboring property required or necessary access.

Any parcel not existing or hereafter created which derives its access from La Mirada Drive, between Poinsettia Avenue and a point 500 feet easterly of Sycamore Avenue, shall participate in the sharing of construction cost of major infrastructure (public roads, water, sewer mains, and other utilities), either existing or proposed, to be constructed in Sycamore Avenue and La Mirada Drive. The actual share of cost will be determined by reasonable assessment procedures considering those specific facilities which are deemed essential to provide assess and service pursuant to the "Adequate Facilities Provision" of this ordinance.

- G-20 No parcel map or subdivision map shall be approved unless public streets abutting the development or each lot in the parcel map or subdivision map are dedicated to at least half the local street width and improvements are constructed or guaranteed across the frontage of the said lots including improvements necessary to connect said abutting street to the existing improved Vista Public Street System.



- G-21 No building permit or grading permit, except for agricultural, greenhouse and nursery-type structures for any lot or building site shall be issued until all required public streets abutting the subject lot or building site have been dedicated and the required street improvements guaranteed to standards of the City of Vista. Such lot or building site shall have legal access no less than 40 feet in width adjoining the dedicated and improved public street system.
- G-22 Building setbacks adjacent to all streets shown on the Specific Plan and all streets dedicated or offered for dedication shall be measured from the ultimate street right-of-way.
- G-23 Existing residential land uses adjoining or within the Specific Plan shall be buffered from adjacent industrial development through the use of a special treatment landscape barrier conforming to the size, width and location designated on the Specific Plan map.
- G-24 The City Council shall by resolution set forth fee formulas intended to recover those costs outlaid by the City of Vista as well as costs associated with costs of public facilities within the Specific Plan. Said resolution may apply said fees to all or a portion of the Specific Plan. (Ord. 86-2)
- G-25 EIR 85-56, certified January 2, 1986, shall exempt all projects within this Specific Plan from further environmental review until January 2, 1991, as long as all mitigation measures of said EIR are adequately complied with. (Ord. 86-3)
- G-26 Where discretionary authority is vested in the Director of Planning, appeal procedures of Article XXVIII of the Zoning Code shall apply.
- G-27 ADEQUATE FACILITIES PROVISION

A. Intent and Purpose:

1. To provide adequate vehicular access to a major arterial street serving industrial development and to minimize traffic impacts on adjacent residential areas.
2. To encourage the orderly extension of infrastructure, thus ensuring effective industrial development.
3. To ensure that proper facilities are available or are being provided as a condition of development and that all property owners are impacted with no more nor no less than their fair share for the facility infrastructure.

4. Encourage expeditious development of clean industrial projects to provide employment and economic benefits to the community.
5. To encourage and foster the continued interim agricultural uses until such industrial clients are available.

B. IMPLEMENTATION PROCEDURES:

These conditions are applicable to all properties within the Specific Plan boundaries, but will also be applied to properties outside the Specific Plan if these properties benefit from the improvements in question.

1. All properties within the Specific Plan are required to construct major infrastructure, as determined necessary to serve development, including facilities outside the plan boundary, as specified by the city engineer and pursuant to the adequacy of facilities provision of this ordinance.
2. Required major infrastructure, as in accordance with No. 1 above, may qualify for reimbursement pursuant to Ordinance No. 81-56 or successor ordinances, if amended, subject to city council approval.
3. Any property benefitting from existing constructed infrastructure may be required to pay a reimbursement for the "fair share" of construction cost, prior to development of such property.
4. Required construction of major infrastructure pursuant to this ordinance may occur by any of the following methods or combinations thereof:
  - a. Participation in an improvement district or project which will construct the required infrastructure.
  - b. Payment in full for the "fair share" of construction cost as determined to be an equitable assessment for benefits received. Such cost share may be established pursuant to Ordinance No. 81-56 or successor ordinances, if amended.
  - c. Payment for the construction of major required infrastructure where the cost exceeds the individual properties equitable assessment for benefit received and the project sponsor is willing to execute as a reimbursement agreement providing that subsequent development of other benefitting properties shall be obligated to pay their assessment prior to using such facilities.

- d. Entering into a development agreement with the city to form a mutually acceptable method to satisfy the conditions of public service provision using either combinations of the above alternatives and/or different innovations that may be suitable for this purpose.

G-28

The symbol (●●●) indicates a requirement for a road intended to provide secondary access to parcels of land in excess of 15 acres and primary access to parcels which do not now adjoin an existing public road. Such road may be public or private, as determined by the underlying owner and city. Roadway surface, alignment and width to be determined based on projected traffic volumes, need for parking, topography, safety criteria or other reasonable conditions that may be applicable.

## SPECIAL REGULATIONS

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### S-1 HEIGHT REGULATIONS

The Vista Business and Research Park is directly under the Palomar Airport approach surface. The approach surface consists of a 40:1 and 7.1 pitch over the park. The approach and clear zone plan and profile shall be on file with the Planning Director. The FAA Regulations do not allow any structure to penetrate the approach surface. All heights of structures exceeding 45 feet will be subject to FAA Regulations.

### S-2 ARCHAEOLOGICAL RESOURCES

All archaeological sites within Specific Plans No. 14 and No. 20 have been adequately salvaged with the results in a report on file in the office of the Environmental Coordinator.

### S-3 PALEONTOLOGICAL RESOURCES

A qualified paleontologist retained by the developer will be required to conduct periodic in-grading inspections to further evaluate the fossil resources on sites determined to be of significant concern by the Environmental Coordinator. The paleontologist shall be allowed to direct, divert, or halt grading for short periods of time in a specific area to allow recovery of fossil remains. Recovery should include any technique deemed necessary by the paleontologist. Fossil remains collected from the site, with the developer's permission, should be offered at no cost to a non-profit institution staffed by qualified paleontologists.

### S-4 BIOLOGICAL RESOURCES

- (a) All stream areas designated on the Specific Plan map as open space shall be retained as natural open space with an appropriate habitat protection zone. This is intended to preserve the riparian associated habitats which have been described in the 1981 Biological Survey as valuable to resident and migrating wildlife.
- (b) Where designated on the Biological Resource Map and environmental documents on file with the Environmental Coordinator, the stream habitat shall be enhanced by selectively planting native riparian trees (willows, cottonwoods, and sycamores).



- (c) Portions of the Eucalyptus grove northeast of area B-4 in the Northeast corner of the project site, as designated on the Specific Plan map, shall be retained in the overall landscape plan.
- (d) All open space areas, as designated on the Specific Plan map shall be reserved by open space easement.
- (e) Any and all portions of the Haul Road (Blueline Road) or other asphalt roads, within any open space zone, shall be removed and open space restored to a natural condition prior to issuance of a building permit for a particular building site.
- (f) All garbage within the open space zone shall be removed prior to building permit issuance.

#### S-5 DRAINAGE AND WATER QUALITY

To prevent siltation of the Aqua Hedionda Creek and Aqua Hedionda Lagoon, the following restrictions apply:

- (a) Soil retaining plant cover or other soil stabilization properties shall be utilized immediately following grading.
- (b) All graded areas shall be chemically treated to stabilize surfaces on building sites.
- (c) All cut slopes shall be serrated to reduce run-off velocity.
- (d) Diversion channels shall be constructed that direct run-off away from cut and fill surfaces to less erodible levels.
- (e) Construction of weirs and check dams shall be required on major drainages to slow run-off and velocity.
- (f) Silt traps shall be required in all designated drainage systems.

#### S-6 WATER CONSERVATION

The following water conservation measures will be required as a condition of development unless otherwise determined not practical by the Director of Planning:

- (a) Water conserving dishwashers and clothes washers.
- (b) Turf block grids and other pervious material instead of impervious paving. This will reduce run-off and aid in ground water recharge.

For landscaping and exterior water use:

- (a) Wherever feasible, low water consuming plants.
- (b) Automatic irrigation systems compatible with the plant water consumption rate for the season.
- (c) Soil moisture sensors to control automatic sprinkler system for the large irrigated areas.
- (d) Mulching in all landscaped areas.
- (e) Hose bibs installed at key locations to allow hand watering of dry spots.

#### S-7 GEOLOGICAL RESOURCES

A detailed soils and geotechnical report shall be required prior to issuance of building permit. Potential problems of slope stability, expansive soils, and compressible alluvium, as outlined in the Preliminary Geotechnical Study by Robert Prater and Associates shall be addressed in the report.

#### S-8 ENERGY CONSERVATION

The following conservation measures shall be incorporated into the project's architectural design and development.

- (a) The mandatory energy conservation standard of Title 24 of the State Administrative Code regarding insulation, glazing and minimum energy efficiency.
- (b) The use of solar energy for heating and cooling air spaces and heating water when determined to be feasible by the Director of Planning.
- (c) Insulated hot water pipes and hot water tanks, which will minimize heat loss (Federal Energy Administration, 1987).
- (d) Use of light-colored roofing to reflect solar energy (Federal Energy Administration, 1975).
- (e) In addition to the above requirements, the applicants engineer or consultant shall be required to provide an energy analysis report for all new construction addressing energy needs, energy conservation measures to be implemented in the project, and the potential for co-generation of electrical power. This report shall be required at time of Site Development Plan submittal.



S-9 SOLID WASTE

All new development within the Vista Business Research Park shall provide for separation of recyclable waste products (e.g. provide a separate bin for recyclable paper). This condition shall be enforced through the Site Development Plan approval process.

S-10 TRAFFIC CIRCULATION

A qualified traffic engineer retained by the developer may be required to prepare a traffic report discussing access, traffic volumes, employee transportation plans, possible impacts and mitigation measures for the proposed development. The traffic study shall be submitted to the Director of Planning for review prior to Site Development Plan approval.

S-11 AIR QUALITY

The air quality control measures, as identified in the Vista Business and Research Park Final EIR, certified in November, 1981, shall be implemented as a development condition. All projects must strive to meet these air quality control measures, as listed briefly below.

(a) Parking Design

Parking facilities should be designed to provide car pool preferential parking.

(b) Increase Bicycle/Pedestrian Facilities

(c) Increase Bus Benches and Bus Shelters

(d) Freeway Facility and Transit Improvements

CALTRANS and transit operators could combine in a joint effort to construct park-and-ride facilities.

(e) Modified Work Schedules

Employees should be encouraged to voluntarily use 4/40 arrangements, staggered work hours and flex time.

(f) Expanded Ridesharing

Ridesharing entails prearranged shared rides for people traveling at similar times from approximately the same origin to the same destination. The primary modes for work trips are car pools, van pools, and bus pools. Major emphasis is placed on the role of employers who collect and distribute materials and promote the ridesharing concept with their employees.

(g) Reduced On-Street Parking in Commercial & Service Districts

Existing on-street parking spaces in congested business districts would be selectively eliminated to provide bicycle lanes and improved transit access.

(h) Trip Reduction Program

This control measure would require a joint community effort joining, among others, SANDAG, County Transportation Commissions, CALTRANS, and local governments.

## LAND USES

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### COMMERCIAL GROUP (AREA "A")

The intent and purpose of this group is to provide locations for a combination of professional and business offices and selected commercial activities in support of the needs of the employees and businesses of the park as a primary function.

The following uses are permitted but not limited to the following:

1. Accountants
2. Advertising Agencies
3. Attorneys
4. Banks and Other Financial Institutions
5. Dentists, Doctors, etc.
6. Engineers, Planners, Architects, etc.
7. Employment Agencies
8. Escrow and Real Estate Companies
9. Insurance Companies
10. Photographers and Artists
11. Travel Agencies
12. Restaurants
13. Government Facilities
14. Health or Athletic Facilities
15. Hotels and Motels

## USES REQUIRING A SPECIAL USE PERMIT

Land uses which are not listed above may be considered under the Major Special Use Permit process if deemed to be compatible with the intent and purpose of this group. The Planning Commission, or on appeal the City Council, in granting the Special Use Permit shall find that the use is in every way consistent with the General Plan and compatible with the general area.

## USES REQUIRING A MINOR USE PERMIT

1. Public Facilities

## RESEARCH AND LIGHT INDUSTRY GROUP (Areas B1, B2, B2 and B4)

It is the intent and purpose of this group to provide locations for two-acre parcels and larger for industries engaged primarily in research, testing, developmental laboratories and light industries engaged in manufacturing.

The following uses are permitted but not limited to the following:

1. Bio-Chemical
2. Chemical
3. Electronics
4. Film and Photography
5. Medical and Dental
6. Pharmaceutical
7. X-ray
8. Metallurgy
9. Coils, Tubes, Semi-conductors
10. Communication, Navigation, Guidance & Control Equipment
11. Data Processing Equipment, including Computer Software
12. Measuring, Analyzing and Controlling Instruments
13. Television and Radio Equipment

16. Printing, Publishing and Allied Industries
17. Direct Mail Advertising Services
18. Blueprint and Photocopying Services
19. Motion Picture Production and Allied Industries
20. Regional and Home Office of Industries and Corporate Headquarters

Accessory uses include:

1. Employee Cafeterias, Cafe or Restaurant
2. Accessory Uses and Structures, when related and incidental to a food service, and On-premise Catering Facilities.
3. Administrative, Professional and Business Offices associated with and accessory to a permitted use.
4. Storage Warehouse

Use requiring a Special Use Permit:

1. Recording Studios
2. Outdoor Storage, subject to being visually screened from surrounding properties and public rights-of-way. This screening may be modified or waived only upon specific findings that the material to be stored will be visually unobstrusive.
3. Land Uses which are not listed above may be considered under the Special Use Permit process if deemed to be compatible with the intent and purpose of this group. The Planning Commission, or on appeal the City Council, in granting the Special Use Permit shall find that the use is in everyway consistent with the General Plan and compatible with the general area.

Uses requiring a Minor Use Permit:

1. Chemical and Allied Products
2. Public Utilities



## AREA "D" OPEN SPACE

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1. These conditions shall apply to Area "D" only.
2. The zoning of Area "D" is "O" (SP).
3. Permitted uses:
  - (a) Only those uses permitted in the "O" (SP) zone shall be allowed; provided, however, all uses normally requiring a Special Use Permit in the "O" (SP) zone, shall not require a Special Use Permit. No other uses shall be permitted.
  - (b) The necessary infrastructure to serve the Specific Plan, as well as areas outside the plan.
4. Guidelines to direct the use, preservation, and maintenance of the open space are as follows:
  - (a) The City of Vista shall prepare a "Resource Management Plan" that covers all significant portions of the open space resource in this area. This plan shall consider:
    - (1) Method of preserving and maintaining the sensitive biological and ecological resources identified in the EIR.
    - (2) Methods to minimize fire hazards.
    - (3) Suggest method to accomplish orderly development and maintenance of open space.
    - (4) Specific landscape plans.
    - (5) Identification of recreational features.
    - (6) A quid pro quo mitigation for areas removed from the open space areas devoted to non open space use.
    - (7) A program for financing the improvement and on-going maintenance of this area.
  - (b) Prior to approval of any Site Development Plan, Final Subdivision Map, or other permit authorizing land development on any parcel in Specific Plan No. 20, those portions of Parcel "D" within the property shall be irrevocably dedicated as a permanent open space easement. The city shall specify the agency responsible to receive such open space easement.



- (c) Actual location of the open space easement dedication line shown on the Specific Plan shall be determined based upon the following guidelines:
    - (1) Topography
    - (2) Natural resources, as identified in the Environmental Impact Report
    - (3) Recommendations contained in the Resource Management Plan
    - (4) A review of the Specific Site Development and Grading Plan
  - (d) Prior to site development approval for any parcel in Specific Plan No. 20, the parcel owners shall irrevocably commit, through recorded CC&Rs, to participate in the Resource Management Plan and/or Open Space Maintenance District.
  - (e) In the absence of an approved "Resource Management Plan" the city may issue a development permit on property abutting Area "D" Open Space, provided the appropriate dedication is granted, and CC&Rs approved for recordation and deposit for share of cost in preparing a resource management plan is made by the owner/developer.
5. In lieu of or in addition to all other requirements of Area "D" the city may establish an Open Space Maintenance and Improvement District including adoptions of plans, programs and cost allocations for improvement and maintenance of all open space, spreading said cost and requirements among all portions of Specific Plans No. 14 and No. 20, as well as other areas within a reasonable area of benefit. No development permit of any type shall be issued within Specific Plans No. 14 and No. 20 and other areas of benefit without an agreement from the project site owner to support such a district.

## DEVELOPMENT STANDARDS

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The following development standards are to provide the maximum amount of flexibility for site and building design, in establishing a distinct site identity and still maintain a continuity throughout the park.

### DS-1 BUILDING SETBACKS

- (a) Front and/or street side yard setbacks shall be no less than twenty (20) feet except for special landscaped streets which are forty (40) feet and thirty (30) feet, as designated on the Specific Plan map.
- (b) Any parcel having two or more street frontages may have one interior property line setback at zero.
- (c) Interior lots may have one (1) side yard setback at zero. Rear yard setbacks will be determined by fire, building and access codes for the use being proposed.

### DS-2 BUILDING HEIGHT

- (a) The maximum height of all structures within the park shall be limited to a maximum of two (2) stories, not to exceed thirty-five (35) feet in height. However, in Areas "A" and "B2," a bonus of one (1) additional story or forty-five (45) feet total building height is applied.
- (b) Height of buildings on a parcel abutting a non-industrial zone are subject to the building height standards of that zone, if established within 200 feet of abutting property line, but in no case, be restricted to less than two (2) stories.
- (c) Additional height or stories may be permitted subject to the granting of a special use permit and FAA Regulations.
- (d) All structures in excess of two (2) stories shall be required to install fire sprinkler systems, as approved by the Vista Fire Department.

### DS-3 BUILDING COVERAGE

Maximum building coverage shall not exceed the percentage of the net developable lot area shown on the map, unless otherwise stipulated by use areas. Net developable lot area is defined as the site area after public street right-of-way and sixty percent (60%) of the Open Space easements are deducted.

DS-4      PARKING

Off-street parking shall be provided in accordance with the following standards:

(a) General Manufacturing (See Note)

1 for each 750 square feet gross floor area plus those that may be required for areas devoted to other uses; e.g., office or retail sales.

(b) Research and Development (See Note)

1 for each 300 square feet gross floor area plus those that may be required for areas devoted to other uses; e.g., office or retail sales.

(c) Warehouse and Wholesale Establishment (See Note)

1 for each 1,000 square feet gross floor area for first 20,000 square feet, plus 1 for each 2,000 square feet of second 20,000 square feet plus 1 for each 4,000 square feet in excess of initial 40,000 square feet plus those that may be required for areas devoted to other uses; e.g., office or retail sales.

(d) Reductions in Required Parking

A reduction in required parking of up to fifteen (15) percent may be granted by the Director of Planning, subject to the approval of a detailed transportation management plan to be provided by the developer. This plan may include, but is not limited to, provisions for mass transit, car pooling, van pools, bicycles, staggered work hours, etc.

(e) Parking in Front Yard Setbacks (From DS-5[d])

A portion of the required front yard setback furthest from the street may be utilized for parking under all of the following limitations.

1. Not more than twenty-five percent of the frontage of the setback area may be utilized by parking spaces intruding not more than twenty feet into this setback area.
2. Not more than fifty percent of the frontage of the setback area may be utilized by parking spaces intruding not more than ten feet into the setback area; and
3. Not more than twenty-five percent of the total setback area may be utilized for parking purposes.

(f) Exceptions

Parking standards not specifically addressed herein shall comply with the applicable provisions of Appendix "A" of the City Code.

NOTE:

The definitions section of Appendix "A" of the City Code should be consulted regarding manufacturing and research and development activities for a definition of said terms.

DS-5      LANDSCAPING

Landscaping will be an integral part of establishing continuity throughout the park. Finished grading for all landscaped areas shall be coordinated to provide a smooth rolling terrain character that blends slope areas with flat building pad area. The use of earth mounds is recommended, both to screen and to add to the natural theme of landscaping. Earth mounds between parking and public thoroughfare areas are recommended to soften views of parked vehicles where possible. Special manufactured slopes for landscaping of front yard setbacks shall be graded to 3:1 ratio or flatter for turf growth and maintenance. Finish land form and grade shall be an integral part of the landscape theme. All landscaping shall be by the developer in accordance with the Specific Plan. All landscaped areas shall be permanently irrigated with an automatic sprinkler system.

(a) General Requirements

Each lot and building site shall maintain the minimum landscaped area as defined by zoning category specified on table on the map. Parking lots shall maintain no less than 5 percent of the asphalted surface in permanent landscaped area.

(b) Unpaved Areas

All unpaved areas not designated as undeveloped areas shall be landscaped. Undeveloped areas containing natural resources or amenities may be preserved for the scenic value as a portion of the required landscaping.

(c) Parking Areas

For every five parking stalls, one tree shall be provided in the parking areas. Trees may be evenly distributed throughout or clustered. Parking areas shall be landscaped in such a manner as to screen said areas from view, from access streets and adjacent properties. The irregular placement of trees and shrubs, both singles and groupings, will create a drifting mass that will compliment the development.



(d) Slope Banks

All slope banks greater than 5:1 or five feet in vertical height shall be hydroseeded or otherwise landscaped, as deemed acceptable by the City Engineer.

(e) Entrances

All primary entrances to the Vista Business and Research Park shall receive special landscape and sign treatment. Plans for entrances shall be submitted to the Planning Director for approval prior to development.

(f) Open Space

Building sites with designations of open space, as shown on the Specific Plan, may apply for a reduction in the required landscaping. However, in no case shall the area of required landscaping be less than ten percent. Any reduction in the required landscaping shall be subject to the approval of the Director of Planning. Properties with designations of open space, as shown on the Specific Plan, shall be reserved by open space easement.

(g) Natural Resource Area

Parcels with designations of natural resource area may apply for reduction in the required landscaping, if such resource is reserved by an open space easement. In no case shall the area of required landscaping be less than ten percent.

DS-6 SIGN AND GRAPHIC REQUIREMENTS

The overall Business and Research Park will be identified with monument signs located in the common green areas at the intersections of Sycamore Avenue and Business Park Drive, Business Park Drive and Palomar Airport Road, Poinsettia and La Mirada Drive, Sycamore Avenue and La Mirada Drive, and other major road intersections or intersections of roads shown on the Specific Plan.

Each individual site will be identified with its own monument sign located within the required landscaped setback 20 feet from the right-of-way line. The monument sign will list the firm's name, logo and building address. Acceptable sign materials are: wood, concrete, stucco, masonry, etc. The size is 10 feet by 3.5 feet and at least 12 inches thick. Alternate proposals for signage appropriate for a high-technology, professional/manufacturing facility may be approved by the Planning Director.

In general, surface-mounted, backlighted metal letters or externally illuminated plastic-faced letters or signs will not be approved. All signs shall meet all criteria required by the Vista Planning Department.

Ancillary signage such as: stop signs, directoral signs (loading area shipping and receiving, guest parking, employees only, building identification, etc.) will be specified in the form of guidelines as to size, color, materials, type face, mounting heights, etc., as a master signage plan for the entire project. All signage shall conform in over all intent to the master signage plan.

DS-7 SCREENING OF EQUIPMENT

All mechanical equipment including ducting, plumbing, tanks, stacks, etc., whether at ground or rooftop level, shall be contained in a completely-screened structure that is architecturally compatible with the building.

DS-8 REFUSE COLLECTION AREAS

All outside refuse collection areas shall be screened by a six-foot high decorative block, concrete or stucco wall with concrete floor and apron and a chain-link gate with wood slats.

DS-9 STORAGE AREAS

All outdoor storage areas shall be screened from adjacent properties and streets. Screening shall consist of a six-foot high concrete, stucco, or decorative block wall. Landscaping and mounding will also be required.

Landscaping or other screening methods may also be used, if approved by the Director of Planning. If between adjacent properties or streets and the developing site, six feet or more difference in grade elevation exists at the property line, the Director of Planning may waive or modify this requirement.

DS-10 UTILITY SERVICE

All electrical and communication conduit and conductor service facilities shall be installed underground within the boundaries of any lot or building site proposed in the Specific Plan Zone, unless modified through variance procedures. No additional poles for such facilities may be installed to provide service for any such lot or building site, except for required replacement of poles which were installed before the adoption date of this ordinance.



The owner of each such lot or building site shall make the necessary arrangements with each of the serving utilities for the underground installation required hereby. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to such underground utilities and the adjacent street lighting system may be placed aboveground, provided they are screened or made aesthetically unobtrusive. High voltage lines and new substations will be exempt from any underground requirements.

#### DS-11 ARCHITECTURAL

##### (a) Metal Buildings

No prefabricated, corrugated metal building systems shall be permitted. Selective use of metal trim, accent panels, metal panels and other high tech architectural use of metal shall be permitted.

##### (b) Architectural Design Components

Roof overhangs, eaves, and other architectural design components shall extend entirely around the buildings to ensure a pleasing and continuous architectural design. Loading doors shall be orientated away from existing residential structures.

##### (c) Building Materials and Colors

The building materials and colors shall be of types which are compatible with surrounding residential properties. Earth tones shall be used whenever possible, and highly contrasting colors shall be avoided.

#### DS-12 SITE PLAN REVIEW

All new construction or modification to existing development in the Vista Business and Research Park shall require site development plan review, as specified in Article XXVIII of the City of Vista Zoning Ordinance. However, all agricultural, greenhouse, nursery uses, structures and appurtenances accessory thereto shall be exempt from this provision.

#### DS-13 REDUCED LOT SIZE

Subdivision of land may be processed and development permits issued for parcels less than two acres in size, provided:

- (a) The reduced parcel is being created for a bonafide user, as evidenced by the filing of a companion site development plan submitted to the Director of Planning; and
- (b) A concurrent parcel map is filed and recorded; and
- (c) The residual parcel or parcels sizes remain two acres or larger unless a part of the approved industrial complex showing reduced lots.

## CITY FEE REIMBURSEMENTS

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City Council Resolution No. 86-15 authorizes the collection of various Specific Plan preparation and environmental fees prior to building permit issuance.

### SECTION 1.

The fees set forth in this resolution apply to all portions of Specific Plans No. 14 and No. 20 unless otherwise set forth herein. Said fees shall be collected prior to building permit issuance.

### SECTION 2. PLAN FEE

This fee pays for the original preparation of Specific Plan No. 20 and applies to portions of Specific Plan No. 20 not designated with the symbol "e." The fee shall be paid according to the following formula:

$$\text{FEE} = A[55 (1 + .1N)]$$

A = Number of acres in the project measured to the C/L of each adjoining street

N = Number of years since 1981

### SECTION 3. SUPPLEMENTAL PLAN FEE (Designated by )

This fee pays for the supplemental EIR completed for Specific Plans No. 14 and No. 20 and applies to all portions of Specific Plan No. 14 and those portions of Specific Plan No. 20 not designated with the symbol "r." The fee shall be paid according to the following formula:

$$\text{FEE} = A[25 (1 + .1Y)]$$

A = Number of acres in the project measured to the C/L of each adjoining street

Y = Number of years since 1986

#### SECTION 4. PALEONTOLOGICAL FEE

This fee pays for the cost of the paleontologist under contract to the city to monitor grading to determine if any finds of interest are on the project site. The fee, paid after grading and prior to building permit issuance, applies to all portions of Specific Plans No. 14 and No. 20. The fee is equivalent to the contract per hour price times the number of hours worked, plus 10 percent overhead fee.

#### SECTION 5. ARCHAEOLOGICAL FEE (Designated by )

This fee pays for the completed archaeological salvage of several sites on Specific Plans No. 20 and No. 14. The fee is site specific and is paid prior to issuance of any building permit in the area of the site. Each site is designated by letter on the Specific Plan in the same manner as set forth herein.

<u>PLAN DESIGNATION</u>	<u>SITE IDENTIFICATION</u>	<u>FEE</u>
MB	(SDi 8735)	\$3394
MD	(SDi-3091)(W-2005)	\$3394
MF1	(W-899)	\$2994
MF2	(W-899)	\$2994
MG	(W-898)	\$4392
MH	(SDi-8736)	\$3485
MI	(W-2000)	\$5643
MJ1	(SDi-8734)	\$1492
MJ2	(SDi-8734)	\$1492



5000 4000 3000 2000 1000





EXHIBIT A

#0151A

July 21, 1982

SPECIFIC PLAN NO. 21 (AMENDED)  
ZONING CONDITIONS

GENERAL DEVELOPMENT REQUIREMENTS

- G-1 Zoning is being designated on land parcels by zone symbols shown on the Specific Plan map document attached hereto and made a part of and incorporated by reference.
- G-2 The conditions of this section shall apply to all portions of the Specific Plan.
- G-3 Conditions of development shall supersede any zoning regulations; however, where not specifically superseded, the regulations of the underlying zone shall prevail.
- G-4 Prior to the approval of any parcel map, final map, site development plan or grading plan the various serving utilities (Vista Irrigation District, Vista Sanitation District, Buena Sanitation District or their duly empowered successor agency) shall certify that the arrangement satisfactory to District has been made for capacity availability to serve that property.
- G-5 Prior to the issuance of a building permit on any parcel, a site development plan prepared in accordance with Section 2800 must be approved by the Planning Commission, pursuant to Article VII-2 (Q Zone). The Director of Planning or Planning Commission may impose additional conditions, including but not limited to, architectural design, signs, landscaping and parking lot layout.

- G-6 Except as modified in this ordinance, the provision of Article XVIII "Signs," of Ordinance No. 64-1, as amended, are hereby incorporated by reference to serve as a guide. All signs shall be reviewed and approved as part of a comprehensive sign package for each Project area under site development plan procedure.
- G-7 Prior to the issuance of any grading permit on any project within the Specific Plan, an Erosion Control Plan shall be submitted for the review and approval of the Public Works Director. Such plan shall show the method to control runoff and siltation during the site construction and a program for maintenance until permanent landscape and ultimate drainage facilities are constructed.
- G-8 All grading within the Specific Plan shall be performed under permit issued pursuant to normal City of Vista development regulations and shall be in substantial conformance with the grading concept plan approved by the Director of Planning in the Site Development Plan review process.
- G-9 All parcels hereafter created shall have direct access, no less than 40 feet in width to a public street shown on the Specific Plan, or to a public street which is approved by a parcel map or final map. Office and commercial projects may have access from the parking areas if approved by site development plan or condominium parcel map.
- G-10. Prior to approval of a site development plan, parcel map or final map, all public streets abutting the Project Area parcel map or final map shall be dedicated to at least half the street width and improvements constructed or guaranteed across the frontage of said parcel including improvements necessary to connect said abutting street to the existing improved Vista Public Street System.

G-11 Building setbacks adjacent to all public streets shown on the Specific Plan and all public streets dedicated or offered for dedication shall be measured from the ultimate street right-of-way line.

G-12 Where discretionary authority is vested to the Director of Planning, appeal procedures of Article XXVIII of the zoning ordinance shall apply.

G-13 FIRE PROTECTION FEE:

To account for the area's impact on fire protection service, a development fee shall be assessed to each project prior to building permit issuance, according to the formula adopted by City Council Resolution.

G-14 LANDSCAPING PROVISIONS:

Landscaping will be an integral part of establishing a continuity through the Specific Plan. Finish grading for all landscaped areas shall be coordinated to provide a smooth rolling terrain character that blends slope areas with flat building pad area. The use of earth mounds is recommended, both to screen and to add to natural theme of landscaping. Earth mounds between parking and public thoroughfare areas are recommended to soften views to parked vehicles where possible. Slopes shall not be graded steeper than a maximum 2:1 ratio. Finish land form and grade shall be an integral part of the landscape theme. All landscaping shall be by the developer in accordance with the Specific Plan. All landscaped areas shall be permanently served with an automatic irrigation system. All plans required shall be prepared by a landscape architect licensed in the State of California.

Site Development Plan landscaping and site design shall be in conformity with the approved Specific Plan.

(a) STREET SIDE SETBACK AREAS

Landscaping in these areas shall consist of an effective combination of street trees, trees, shrubs, ground cover and mounds. Plant materials shall be selected from species known to be native to this type of climate. Landscaping shall be compatible with existing established themes prior to the Specific Plan adoption.

(b) UNPAVED AREAS

All unpaved areas not designated as undeveloped areas shall be landscaped.

Undeveloped areas containing natural resources or amenities may be preserved for the scenic value as a portion of the required landscaping.

(c) PARKING

For every five (5) parking stalls, one (1) tree shall be provided in the parking areas. Trees may be evenly distributed throughout or clustered. Parking areas shall be landscaped in such a manner as to screen said area from view, from access streets and adjacent properties. It is recommended that irregular placement of trees and shrubs, both singles and groupings will create a drifting mass that will compliment the development.

(d) SLOPE BANKS

All slope banks greater than 5:1 and 5 feet in vertical height shall be hydroseeded or otherwise landscaped as deemed acceptable by the City.

G-15 SCREENING OF MECHANICAL EQUIPMENT:

All mechanical equipment including ducting, whether at ground or rooftop level, shall be appropriately screened from adjacent public street view, with material that is reasonably compatible with the architectural styling and detailing of the building. No wall air conditioner units will be permitted.



#### G-16 REFUSE COLLECTION AREAS

All outside refuse collection facilities shall be screened by a 6 foot high decorative block, concrete or stucco wall with a chain link gate containing wood slats or other approved opaque materials. The interior floor and approach apron shall be of Portland concrete cement.

#### G-17 STORAGE AREAS

All outdoor storage areas shall be visually screened from adjacent properties and streets. Screening shall consist of a minimum six (6) foot high decorative concrete, stucco, or block wall. Landscaping, mounding or other screening methods may also be used if approved by the Director of Planning. Where six feet or more difference in grade elevation exists at the property line between adjacent properties or streets and the developing site, the Director of Planning may waive or modify this requirement.

#### G-18 LIGHTING

All on-site lighting of buildings, landscaping, parking areas and other facilities shall be appropriately shielded and directed to reflect away from adjoining street and properties.

#### G-19 UTILITY SERVICE

All permanent electrical and communication conduit and conductor service facilities shall be installed underground within the boundaries of any lot or building site proposed in the Specific Plan.

The owner of each such lot or building site shall make the necessary arrangements with each of the serving utilities for the underground installation required hereby. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other



facilities necessary and appurtenant to such underground utilities and the adjacent street lighting system may be placed aboveground, provided they are screened or made aesthetically unobtrusive.

G-20 Prior to issuance of grading permit, final map or parcel map approval, an archeological field survey shall be performed pursuant to City of Vista guidelines on those sites identified in the Environmental Impact Report.

G-21 In addition to Traffic Impact Fees, the construction of a traffic signal at the intersection of realigned Thibodo Road and Sycamore Avenue will be accomplished by Agreement with the City. Said Agreement must be signed prior to any final Site Development Plan application approval.

G-22 GENERAL HEIGHT CONDITION

The height limit in this Specific Plan shall be two (2) stories or thirty-five (35) feet, whichever is lesser, except that greater height may be granted under the following conditions:

a. An advertised public hearing for the site plan shall be held before both the Planning Commission and City Council, and,

b. The request for additinal height shall be specifically identified in the notice of the Public hearing, and,

c. The City Council shall have absolute and final discretion over this consideration.

G-23 Vehicular noise impacts on residential areas from Sycamore Avenue, Shadowridge Drive, Watson Way, and Thibodo Road can be effectively mitigated by means creataive site planning to introduce berms or walls and special construction techniques.

PROJECT AREA A & F

- A. The conditions of this section apply only to Project Area "A & F" as shown on the Specific Plan.
- B. The zoning of Project Area A & F, is C-2 "Q", subject to conditions of Article XIV of the Zoning Ordinance, except as modified herein.
- C. Permitted Uses:
  - 1. All the uses setforth in the C-1 and C-2 Zone.
  - 2. All the uses permitted in the O-P office professional zone.
  - 3. Such other uses as may be specifically approved as a result of site development plan review.
- D. Buildings and structures shall maintain the following minimum setback measured from the ultimate street right-of-way line:
  - 1. Shadowridge Drive: 30 Feet
  - 2. Sycamore Avenue: 20 Feet
- E. The minimum landscape separation area between parking lot and street right-of-way shall be:
  - 1. Shadowridge Drive: 10 Feet
  - 2. Sycamore Avenue: 10 Feet
- F. Parking space requirements and design shall be governed by Article XIX of the Zoning Ordinance, as amended.
- G. Prior to Area "F" taking access to Thibodo Road or building permit issuance, dedication of 12 feet shall be required to complete the 72 foot Thibodo Road realignment.

PROJECT AREA B

- A. The conditions of this section apply only to Project Area "B" as shown on the Specific Plan.
- B. The zoning of Project Area B, is C-2 "Q", subject to conditions of Article XIV of the Zoning Ordinance, except as modified herein.
- C. Permitted Uses:
1. All the uses setforth in the C-2 Zone.
  2. All the uses permitted in the O-P office professional zone.
  3. Automobile service station pursuant to Article XXVII.
  4. Existing recreational vehicle storage lot as approved under SDP 81-3.
  5. Such other uses as may be specifically approved as a result of site development plan review.
- D. Buildings and structures shall maintain the following minimum setback measured from the ultimate street right-of-way line:
1. Shadowridge Drive: 30 Feet
  2. Watson Way: 20 Feet
- E. The landscape separation area between parking lot and street right-of-way shall be:
1. Shadowridge Drive: 10 Feet
  2. Watson Way: 5 Feet
- F. Parking space requirements and design shall be governed by Article XIX, as amended.

PROJECT AREA C & D

- A. The conditions of this section apply only to Project Areas "C & D" as shown on the Specific Plan.
- B. The zoning of Project Area "C & D" is R-3 "Q", subject to conditions of Article XI of the Zoning Ordinance, except as modified herein.
- C. Permitted uses:
1. Multiple dwellings and/or condominium subdivisions.
  2. Uses permitted subject to special use permit or minor use permit as listed in Section 1101(6).
  3. Such other R-3 uses as may be permitted as a result of site development plan review and approval.
  4. Public or private recreation facilities and open space.
- D. The maximum density shall be one (1) dwelling unit for each two thousand (2,000) square feet of gross land area (computed to centerline of abutting street).
- E. In accordance with Section 2121 of Ordinance 64-1 (as amended) three (3) dwelling levels will be permitted where the average slope of this lot is greater than one foot rise or fall in seven (7) feet of horizontal distance.
- F. Front Yard Setback: Building or structures shall be located no closer than twenty (20) feet from an adjacent public street and no closer than five (5) feet from an adjacent private street. Garage and carport structures shall be located no closer than ten (10) feet from an adjacent public street, except where access faces the street in which case, a 20 foot setback must be observed, and zero

(0) feet from an adjacent private driveway. These setback variations do not apply to Shadowridge Drive which shall maintain a 30 foot structure setback without exception.

- G. Private Access Width: Private streets with no parking allowed on either side shall have a minimum improved width of twenty-four (24) feet. Private streets with parallel parking permitted on one side shall have a minimum improved width of thirty-two (32) feet. Private streets with parallel parking permitted on both sides shall have a minimum improved width of thirty-six (36) feet.
- I. Private driveways serving covered parking (garages or carports) on both sides of the access aisle shall maintain a minimum (28) feet measured between structures.
- J. Condominium housing shall be permitted pursuant to article XXI.8 of Ordinance 64-1 (as amended). Section 2181, 2182, 2184, 2185 and 2186 of Article XXI.8 shall apply as necessary. Section 2183 shall be replaced in its entirety by the following development requirements:
  - 1. Parking: A minimum of one (1) covered parking space per dwelling unit plus one-half (1/2) of an uncovered space, shall be required for each bedroom contained in the project. In no case shall more than 2.5 spaces per dwelling unit be required. Recreational vehicle storage parking may be provided at a ratio of 1 space for each 15 dwelling units as part of the common open parking facility. A portion of the covered parking for this development area may occur within a 2-level parking garage.
  - 2. Where a 2-level parking garage is used, parking dimensions shall be a minimum of 10' x 18' served by a minimum 24' wide access aisle.



3. Prior to site final map recordation, Draft CC & R's may be submitted to the Director of Planning for Review and approval if determined necessary. Such CC & R's shall provide for the upkeep and maintenance of all private streets, driveways, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and other improvements not dedicated to public use.

K. In the case of a residential condominium development, vehicular access for each lot or unit may be by private easement road as approved in the condominium housing permit and tentative subdivision map.

L. Prior to final map approval or site development plan approval, the land generally designated on the Specific Plan map shall be dedicated to the City of Vista for park development purposes. Density credit for the dedicated land area will be applied to project Area "C". Park fee for the low and moderate income housing units may be waived in exchange for the dedication of park land in Area "C".

The City of Vista and the applicant or applicant's successors may enter into a subsequent agreement providing for the development of public park land in lieu of payment of park fees. Said agreement shall be by separate document approved by the City Council, prior to issuance of the first building permit for any dwelling unit.

M. Reserved.

N. Article XXI, Sec. 2169 of the Zoning Ordinance Regulations are modified as follows:

1. All one bedroom dwelling units shall contain a minimum floor area of 650 square feet.

2. All two bedroom dwelling units shall contain a minimum floor area of 825 square feet.

PROJECT AREA E

- A. The conditions of this section apply only to Project Area "E" as shown on the Specific Plan.
- B. The zoning of Project Area E, is C-2 "Q", subject to conditions of Article XIV of the Zoning Ordinance, except as modified herein.
- C. Permitted Uses:
  - 1. All the uses setforth in the C-2 Zone.
  - 2. All the uses permitted in the O-P office professional zone.
  - 3. Automobile Service Station pursuant to Article XXXVII.
  - 4. City of Vista Fire Station Facility
  - 5. Such other uses as may be specifically approved as a result of site development plan review.
- D. Buildings or structures shall maintain the following minimum setback measured from the ultimate street right-of-way line:
  - 1. Shadowridge Drive: 30 Feet
  - 2. Watson Way: 20 Feet
  - 3. Thibido Road: 20 Feet
- E. The landscape separation area between parking lot and street right-of-way shall be:
  - 1. Shadowridge Drive: 10 Feet
  - 2. Watson Way: 5 Feet
  - 3. Thibodo Road 5 Feet

- F. Parking space requirements and design shall be governed by Article XIX of the Zoning Ordinance, as amended. Reciprocal parking for uses such as theaters or other night time uses is encouraged. Parking structures shall be permitted in which case the required stall depth may be reduced to 18 feet.
- G. One (1) freestanding pole sign identifying the complex and/or major tenant within in this project area shall be permitted at a height not to exceed 35 feet. Additional height may be granted by the Planning Commission under the Site Development Plan procedure, provided that the request is advertised as part of the "Public Hearing".
- H. The Fire station Site as specified in Agreement No. 12-G-80 shall be granted to the City prior to approval of the first site development plan within this project area. Site location shall be determined by and between the City and property owners under the criteria and conditions specified in said agreement.

PROJECT AREA G

- A. The conditions of this section apply only to Project Area "G" as shown on the Specific Plan.
- B. The zoning of Project Area G, is C-2 "Q", subject to conditions of Article XIV of the Zoning Ordinance, except as modified herein.
- C. Permitted Uses:
  - 1. All the uses setforth in the C-2 Zone.
  - 2. Automobile Service Station pursuant to issuance of a minor use permit.
  - 3. Such other uses as may be specifically approved as a result of site development plan review.
- D. Buildings or structures shall maintain the following minimum setback measured from the ultimate street right-of-way line:
  - 1. Sycamore Avenue: 30 Feet
  - 2. Thibido Road: 20 Feet
- E. The minimum landscape separation area between parking lot and street right-of-way shall be:
  - 1. Sycamore Avenue: 10 Feet
  - 2. Thibodo Road 10 Feet
- F. Parking space requirements and design shall be governed by Article XIX of the Zoning Ordinance, as amended. Reciprocal parking for uses such as theaters or other night time uses is encouraged.

- G. One (1) freestanding pole sign identifying the complex and/or major tenant within in this project area shall be permitted at a height not to exceed 35 feet. Additional height may be granted by the Planning Commission under the Site Development Plan procedure, provided that the request is advertised as part of the "public hearing".
- H. Existing Thibodo Road right-of-way as shown on the Specific Plan shall be vacated and any portion not required for public utility easement, or freeway off-ramp widening, may be developed in this project site.
- I. Additional dedication along Sycamore Avenue may be required to provide a right turn lane onto Thibodo Road (realigned).
- J. The structural covering of Buena Creek along property frontage will be permitted to accommodate parking facilities.



## PROJECT AREA H

- A. The conditions of this Section shall apply to Project Area H as shown on the Specific Plan Map.
- B. The Zoning of Project Area H is C-1 "Q", subject to conditions of Article XII of the Zoning Ordinance, except as modified herein.
- C. Permitted Uses:
  - 1. For development on parcels less than 20,000 square feet in area. All projects will be processed in accordance with Section 2106 of Ordinance 64-1 as amended by submitting a Specific Plan of Design with the necessary contents described in said plan. However, adoption of a Specific Plan of Design by the City Council shall not constitute an amendment of the Specific Plan Map. Uses permitted are:
    - a. Parking Lot
    - b. Office Uses Only
  - 2. For developments on parcels at least 20,000 square feet, but less than 35,000 square feet:
    - a. Uses allowed in the O-P "Q" Zone, subject to the Conditions of Article XII and VI-2
  - 3. For developments on parcels 35,000 square feet or larger:
    - a. Uses allowed in the O-P "Q" Zone.
    - b. Uses allowed in the C-1 "Q" Zone

D. All new structures shall maintain the following a minimum setback measured from the ultimate street right-of-way line:

1. Thibodo Road 10 Feet
2. Watson Way 20 Feet

E. The minimum landscape separation between parking lot and ultimate street right-of-way shall be:

1. Watson Way 5 Feet
2. Thibodo Road 5 Feet

F. Parking space requirements and design shall be governed by Article XIX, as amended, or as may be modified through Specific Plan of Design.

## PROJECT AREA I

- A. The conditions of this Section shall apply to Project Area I as shown on the Specific Plan Map.
- B. The zoning of Project Area I is C-3 "Q", subject to the change in permitted land use as set forth in Ordinance 82-10.
- C. Permitted Land Use (Ordinance 82-10)

### A. Specific Uses

The following land uses are permitted subject to the conditions listed.

- 1. A delicatessen or short order eating place limited to 2,000 sq. ft. of floor area.
- 2. Other commercial consumer oriented businesses, one of which may be a bank or other financial institution, not to exceed 6,000 sq. ft. of floor area.

The Director of Planning shall approve the location of each of the above uses prior to issuance of a business license. These uses may be modified or substituted by other similar uses upon the issuance of a Minor Use Permit by the Zoning Administrator. Additional commercial uses may be approved with the provision of additional land for parking.

### B. General Land Uses

The following land uses are allowed in the Specific Plan as defined by the Standard Land Use Code San Diego Region, July, 1968, as prepared by the Comprehensive Planning Organization of San Diego County. (Number references preceding the use are from this Code and are adapted from the Standard Industrial Code).

2 MANUFACTURING

27 - PRINTING, PUBLISHING AND ALLIED INDUSTRIES

28 - CHEMICALS, AND ALLIED PRODUCTS

283 - DRUGS

- 2831 Biological products (Includes serums, toxins, vaccines, bacterins)
- 2832 Medicinal chemicals and botanical products
- 2833 Pharmaceutical preparation (Includes analgesics, anesthetics, antacids, cold remedies, soap, etc.)

34 FABRICATED METAL PRODUCTS

342 - Machinery

- 3427 Office machines, small (typewriters, adding machines, calculators, desk top computers, etc.)
- 3428 Service industry machines (Includes cabinets, counters, warmers, ranges, soda fountains, cleaners, sweepers, coolers, etc.)

343 - Other Machinery

35 PROFESSIONAL, SCIENTIFIC, AND CONTROLLING INSTRUMENTS:  
PHOTOGRAPHIC AND OPTICAL GOODS: WATCHES AND CLOCKS

- 351 Engineering, Laboratory, and Scientific and Research Instruments and Associated Equipment
- 352 Instruments for Measuring, Controlling and Indicating Physical Characteristics
- 353 Optical Instruments and Lenses
- 354 Surgical, Medical, and Dental Instruments and Supplies
- 355 Ophthalmic Goods

- 356 Photographic Equipment and Supplies
- 357 Watches, Clocks, Clockwork Operated Devices, and  
Parts (Including Electrically Operated Time Pieces).
- 39 MISCELLANEOUS MANUFACTURING
  - 397 Motion Picture Production
- 4 TRANSPORTATION, COMMUNICATIONS AND UTILITIES
  - 46 AUTOMOBILE PARKING
    - 460 - Automobile or Truck Parking for Security
  - 47 COMMUNICATIONS
    - 471 Telephone Communications
    - 472 Telegraph Communications
    - 473 Radio Communications
    - 474 Television Communciations
    - 475 Radio and Television Communication (Combined  
Systems)
    - 476 Recording and Sound Studios
  - 48 UTILITIES
    - 481 Electric Utility (Office Use)
    - 482 Gas Utility (Office Use)
    - 484 Sewage Disposal (Office Use)
    - 485 Solid Waste Disposal (Office Use)
  - 49 TRANSPORTATION, COMMUNICATIONS, UTILIITES, NEC
    - 492 Transportation Services and Arrangements
  - 51 TRADE (Wholesale)
    - 511 Motor Vehicles and Automotive Equipment
    - 512 Drugs, Chemicals and Allied Products
    - 513 Dry Goods and Apparel



- 514 Groceries and Related Products
- 515 Farm Products
- 516 Electrical Goods
- 517 Hardware, Plumbing, Heating Equipment & Supplies
- 518 Machinery, Equipment & Supplies
- 519 Miscellaneous Wholesale Trade, NEC
  
- 53 GENERAL MERCHANDISE
  - 534 Vending Machine Operators
  - 535 Direct Selling Organizations
  
- 54 FOOD
  - 546 Bakeries (Does not involve home delivery)
    - 5461 Bakeries (manufacturing)
      - (Includes only those bakeries that produce, on the premises)
  - 549 Retail Trade - Food, NEC
    - 5493 Water, bottled, coolers (Retail and Home delivery)
    - 5497 Food Catering (preparation and delivery of food)
  
- 57 FURNITURE, HOME FURNISHINGS AND EQUIPMENT
  - 574 Office Equipment, Furniture, Machine and Supplies
  
- 6 SERVICES
  - 61 FINANCE, INSURANCE AND REAL ESATATE SERVICES
    - 613 Security and Commodity Brokers, Dealers, Echanges and Services
    - 614 Insurance Carriers, Agents, Brokers and Services
    - 615 Real Eastate and Related Services
    - 616 Holding and Investment Services
    - 619 Other Finance, Insurance and Real Estate Services, NEC

- 62 PERSONAL SERVICES
  - 622 Photographic Services
    - 6222 Commercial Photography (Includes aerial photography and map service)
- 63 BUSINESS SERVICES
  - 631 Advertising Services
  - 633 Duplicating, Mailing, Stenographic and Office Services
  - 634 Dwelling and Other Building Services
  - 637 Warehousing or Storage Services  
(Including secured Storage of personal items)
  - 639 Business Services, NEC
- 64 REPAIR SERVICES
  - 641 Automobile Repair and Related Services
  - 642 Electrical appliance repair and Services off-site
- 65 PROFESSIONAL SERVICES (excepting Medical)
  - 652 Legal Services
  - 653 Engineering, Architectural & Planning Services
  - 654 Research Services
  - 655 Data Processing Services
  - 659 Professional Services, NEC
- 66 CONTRACT CONSTRUCTION SERVICES
  - 661 General Contract Construction (Except Outside Storage Yards)
  - 662 Building Construction Trade Services
  - 663 Specialized Construction Trade Services, NEC
- 67 GOVERNMENT SERVICES (all Levels of Government)
  - 673 Postal Services

68 EDUCATIONAL SERVICES

6815 Day Nursery - Child Care Center

- C. Additonal uses similar in nature but not specifically listed are allowed subject to the approval of the Director of Planning.
- D. Off site equipment and appliance repair services shall require parking @ one parking space per 300 sq. ft. of floor area.
- E. Due to the large size of the parking facility, the Specific Plan approves a Common Parking Facility under Section 1911 of the Zoning Ordinance.
- F. Signs

The following signs are approved under the Specific Plan.

- A. One (1) Freestanding Pole Sign.
- B. One (1) Monument Sign per Street Frontage.
- C. One (1) wall sign for each major tenant occupying over 50% of any one building. The wall sign shall be limited to 100 sq. ft. and shall be Helvetica Medium letter sylte in a color compatible with the accent color of the particular building. Company logo and symbols shall be permitted within the sign area. Sign copy shall be centered in the sign area with equal margin top and bottom and side to side.
- D. One (1) canopy sign per each minor tenant or division of a major tenant. Canopy signs shall be limited to 2' x 10' with the same color as the accent color of the particular building lettering shall be 6" high Helvetica Medium in white utilizing upper case letters.

- E. One (1) window sign per window
  - a. Window signs shall be limited to advertising grand openings, special promotions, sales, or other special events not to exceed 5 days in any 30 day period.
- F. NO TEMPORARY SIGNS SHALL BE ALLOWED
- G. Architectural Review

Any change to the exterior elevations of the structures within the Specific Plan shall be approved by the City of Vista Planning Commission under Site Development Plan procedures.
- H. All development within the Specific Plan shall comply with all applicable codes and ordinances of the City of Vista.
- I. Development standards not listed in the Specific Plan shall be those of the C-3 Zone.
- J. No outdoor storage is permitted within the Specific Plan.

PROJECT AREA J

- A. The Conditions of this Section apply only to Project Area "J" as shown on the Specific Plan.
- B. The zoning of Project Area "J" is C-3 subject to conditions of Ordinance No. 78-33 (Article XV-5) except as modified herein.
- C. Permitted Uses:
1. All the uses set forth in the I-P Zone.
  - 1a. All the uses allowed in Area "I" subject to conditions listed therein.
  2. All the uses permitted in the O-P Office Professional Zone.
  3. Utilities, Parking Areas, or Storage Facilities provided that they are aesthetically screened from public view.
  4. Community service projects including hospitals, rest homes or retirement hotels.
- D. Buildings shall maintain the following minimum setback measured from the ultimate street right-of-way line.
1. Watson Way                      20 feet
  2. Thibido Road                    20 Feet
- E. The minimum landscape separation area between parking lot and street right-of-way shall be:
1. 10 feet, or
  2. If parking is adjacent to the street landscaping, 5 feet.



- F. Parking space requirements shall be governed by Article XIX as amended.

Parking structures may be utilized wherein the length of the stall size may be reduced to 18 feet.

- G. Signs:

Signs shall be in accordance with Section 1553 (9) of Zoning Ordinance 64-1, as amended.

MAY 8 1987

UNIVERSITY OF CALIF.

SHEET 2 OF 7 SHEETS



# **DOWNTOWN VISTA SPECIFIC ZONE PLAN NO. 26**

AREA : 261 ± ACRES

- LEGEND**
- PUBLIC STREETS (EXISTING & PROPOSED)
  - FUTURE ROAD ABANDONMENT
  - PEDESTRIAN/LANDSCAPE/CORRIDOR
  - SIGNALIZE INTERSECTION
  - PARKING LOTS (EXISTING OR PROPOSED)

- DEFINITIONS**
- CA CIVIC ACTIVITY
  - CD COMMERCIAL DOWNTOWN ZONE
  - CBD CENTRAL BUSINESS DISTRICT
  - MUR MIXED USE RESIDENTIAL OVERLAY

MAXIMUM RESIDENTIAL ENTITLEMENT IN  
COMBINED RM & MUR ZONE  
478 DWELLING UNITS



# DOWNTOWN VISTA

## SPECIFIC ZONE PLAN NO. 26

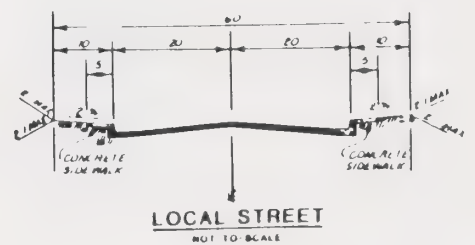
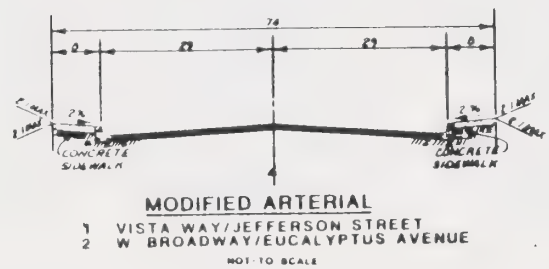
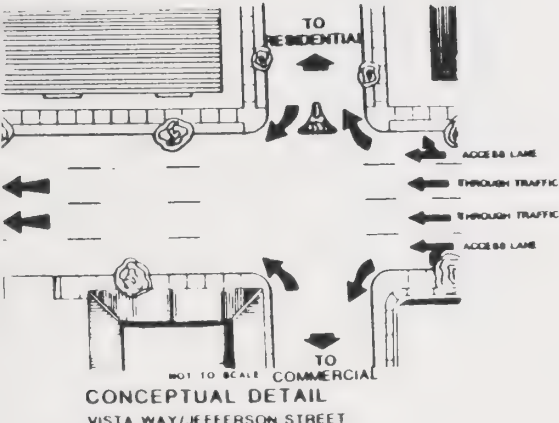
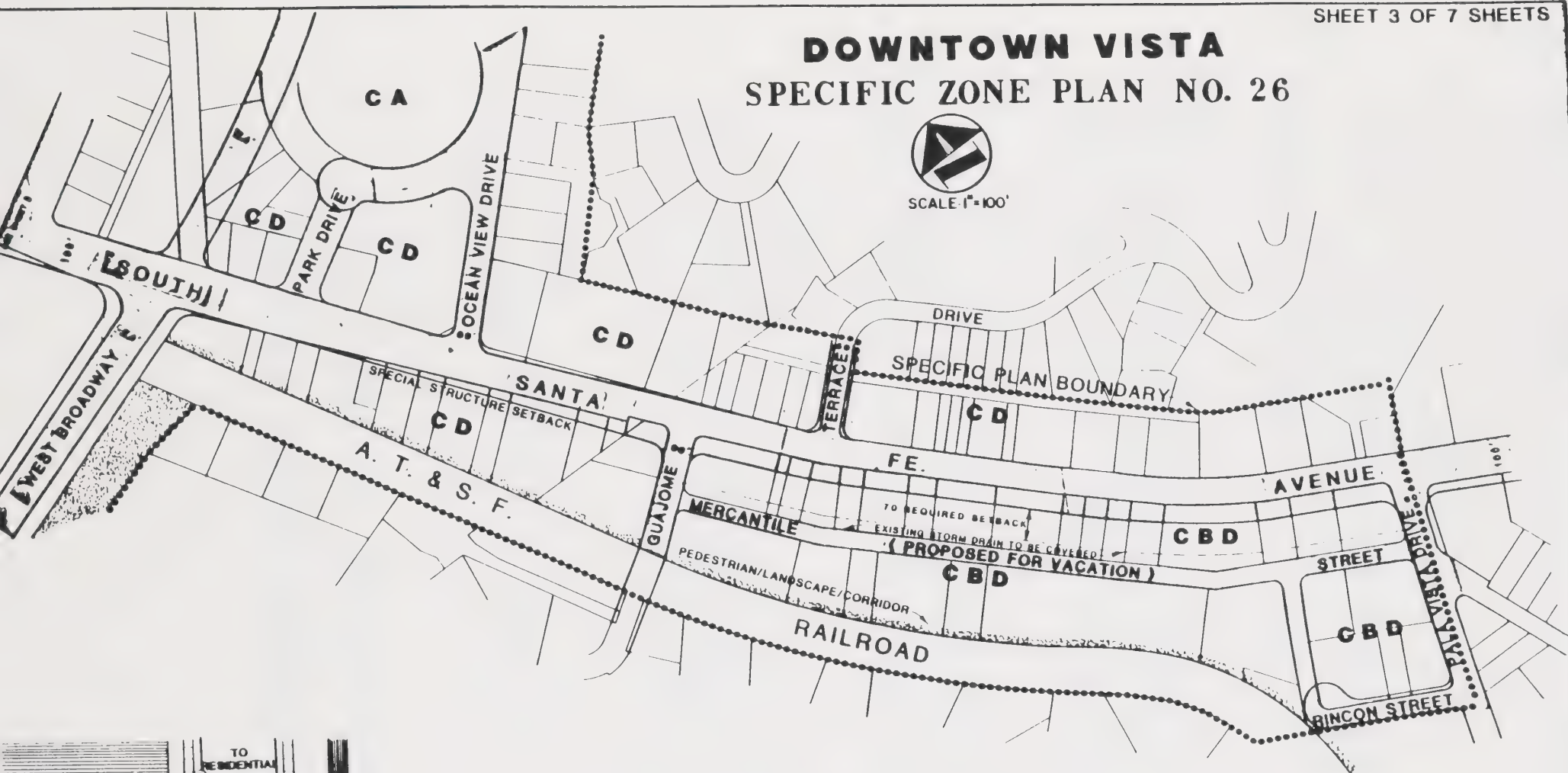






EXHIBIT "A"  
SPECIFIC PLAN NO. 26

GENERAL DEVELOPMENT CONDITIONS

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G-1 These conditions shall apply to all portions of the Specific Plan.

G-2 ZONING

Zoning and use regulations are designated on land parcels by project areas as shown on the Specific Plan Map and referenced in this text. These zoning provisions are intended to modify, clarify and supersede certain provisions within the Zoning Code. However, where a specific provision is not listed herein, the provisions of the current amended Zoning Code shall prevail.

G-3 PUBLIC UTILITY CAPACITY

Prior to the approval of a Tentative Map, Tentative Parcel Map, Site Development Plan, or Grading Plan, the various serving utilities shall certify that capacity is available to serve the proposed development and that satisfactory arrangements for service are guaranteed.

G-4 SITE DEVELOPMENT PLAN

Prior to the issuance of a building permit for any development, a Site Development Plan prepared in accordance with Article XVIII of the Zoning Code must be approved by the Director of Planning. The Director of Planning, or Planning Commission on appeal, may impose additional conditions including but not limited to: architectural design, signs, landscaping, and parking lot layout.

G-5 APPEAL PROCEDURES

Where discretionary authority is vested in the Director of Planning, appeal procedures of Article XXVIII of the Zoning Code shall apply.

G-6 SITE PLAN MODIFICATIONS

The Director of Planning may authorize modifications to the approved Site Development Plan subject to the following criteria:

- 1) Such modifications must be indicated on the approved Site Development Plan or an amended Site Development Plan submitted for review and approval in accordance with established procedures;

- 2) No modification shall increase the gross or net floor area of any building indicated on approved plans hereof;
- 3) No additional structures shall be permitted on the project site other than those indicated on the approved site plan unless specifically required herein;
- 4) The modification does not involve an intensification of land use on the project site; and
- 5) The modification does not involve the granting of a variance or waiver of established criteria except via established procedures (e.g., variance or use permit procedures).

#### G-7 SIDEWALKS AND PARKWAYS

All public sidewalks will be installed contiguous to the curb, unless specified otherwise in specific design review as approved by the City. Any remaining public right-of-way will become a landscaped parkway when adjacent to landscaping on private property. All landscaping will have irrigation systems provided by the owner unless otherwise specifically authorized by the City, and the owner will be responsible for such landscape irrigation and maintenance.

When required by conditions of site plan approval, existing curb, gutter and sidewalk will be replaced by the owner/developer in accordance with requirements of the City Engineer.

Fire hydrants, street light standards, street signs, pad mount transformers, and all street hardware, etc., will be placed in the parkway. In the event that isolated items cannot feasibly be located in the parkways in accordance with the aforementioned design objective, exceptions may be made necessary on an individual basis.

#### G-8 PEDESTRIAN CORRIDOR REQUIREMENTS

The Specific Plan Maps, by use of a symbol, designates certain locations where a pedestrian, bicycle or landscape corridor will be beneficial to the environmental setting and functional pedestrian circulation. The objectives and standards for improvement are established as follows:

##### Objectives:

- 1) A coordinated landscape design shall be developed for each site which contributes to the continuous and integrated design theme proposed throughout this Specific Plan.

- 2) The location and design of pedestrian walks shall provide for maximum safety and separation from vehicular traffic, and additional consideration should be given to the functional improvements within the corridor such as bench seats, vehicle barriers, pathways, etc.
- 3) Attractively landscaped pedestrian areas shall be provided which will offer maximum usability to occupants of the site on which they are developed as well as the general public.
- 4) Landscaped, paved and comfortably graded pedestrian walks should be provided along the line of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings of the same site.

Improvement Standards:

- 1) Where designated pedestrian and landscaped corridors abut property proposed for development, dedication of such corridor to a width prescribed by the City Engineer shall be required.
- 2) Improvement of pedestrian and landscape corridors shall be the responsibility of the property owner and shall conform to design plan on file with the City of Vista.
- 3) All pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
- 4) Materials and design of paving, retaining walls, fences, benches, trash receptacles, earth mounding, etc., shall be functional, aesthetically pleasing, easily maintained and indicative of their purpose.
- 5) All landscaping shall be of a type which is easily maintained.
- 6) All landscaped areas shall contain an approved permanent irrigation system and shall be enclosed by a six (6) inch high concrete curb when adjacent to vehicular traffic ways. Other protective devices of a permanent nature may be approved by the Director of Planning where warranted by design considerations (e.g., heavy timber barriers set in concrete), and they are not exposed to vehicle traffic.
- 7) The pedestrian and landscape corridor shall be well lighted so as to provide safe pedestrian access and to eliminate dark areas which might be "attractive nuisances".
- 8) All outdoor lighting shall be of a type that will not create a nuisance glare on adjacent properties or public streets and shall be by means of an energy efficient low pressure sodium lighting fixture. Exceptions may be permitted where such lighting is for the illumination of product displays.



G-9 MAINTENANCE

All open storage, parking spaces, landscaped areas, yards, and similar spaces shall be stabilized and/or paved as appropriate, and shall be maintained in good condition without holes and free of weeds, dust, trash or other debris.

All slopes, banks, bluffs, hillsides and areas of steep rise not used for buildings shall be stabilized and landscaped as appropriate, and shall be maintained in good condition by the owner or his successors in interest. All improvement plans for such areas are subject to approval pursuant to site development plan review. All landscape irrigation systems shall be regularly maintained to ensure cleanliness and healthy growth of all plants.

It is also the intent of these regulations to provide for continued maintenance of all public and private improvements in a clean and good condition. All private property owners and owner participants shall comply with the provisions of these regulations and the City's laws.

G-10 PUBLIC ACCESS REQUIREMENT

All parcels hereafter created shall have direct access, no less than 40 feet in width, to a public street shown on the Specific Plan, or to a public street which is approved by a Parcel Map or Final Map. This condition does not preclude the use of private streets. Shopping centers, multi-use complexes and building complexes of adjoining lots with a common parking facility may be permitted (and guaranteed) access through said parking area.

G-11 PUBLIC STREET REQUIREMENTS

The street alignments shown on this specific plan are approximate only, and are intended to inform a landowner of the possible requirements for dedication and improvement. A precise alignment study is on file in the City Engineer's office showing proposed right-of-way dedications necessary to accomplish the circulation element prescribed by this plan.

- 1) Right-of-Way Dedication - Prior to the issuance of a building permit, approval of a Site Development Plan, Parcel Map, or Final Map, all public streets abutting the subject property shall be dedicated to at least one-half of the ultimate right-of-way as necessary to connect said street to the existing improved Vista Public Street System.

- 2) Street Improvements - Prior to the issuance of a building permit, approval of a Site Development Plan, Parcel Map or Final Map, all street frontage abutting the subject property shall be improved or appropriately guaranteed to the standards of the City of Vista. Normally one-half of the ultimate width is required but when traffic conditions dictate, an additional improved lane width may be required. For purpose of subdividing parcels in conformance with the plan, the Director of Public works shall have the discretion to defer public improvements until time of development permit issuance.
- 3) Right-of-Way Vacation - A property owner has the right to request abandonment of public right-of-way shown pursuant to this plan if such requesting property has dedicated and guaranteed to improve all required public rights-of-way abutting the property. However, prior to abandonment of any rights-of-way, the City Engineer shall determine the advisability for abandoning a road. The City may request compensation from the benefitting adjoining owner upon vacation of such excess public right-of-way.

#### G-12 ACCESS ONTO MAJOR STREETS

In the interest of maintaining safe and orderly circulation for traffic along all arterial and collector streets, the following guidelines for access to and from public or private parking areas shall be observed.

- 1) Access (ingress and egress) driveways shall maintain a minimum 220 foot spacing center to center, same street side.
- 2) Access driveways serving parking lots with more than 25 spaces shall be located no closer than 75 feet from a signalized intersection.
- 3) Special considerations must be directed to access driveways along the left side, inside frontage, of any one-way street. To avoid possible vehicle conflicts, separate ingress and egress driveways may be required.
- 4) Access into parking areas is preferable from side streets.
- 5) The Director of Public Works is granted the authority to modify the above standards provided the public safety and welfare are not jeopardized.

#### G-13 BUILDING SETBACKS

Building setbacks adjacent to all streets shown on the Specific Plan and all streets to be dedicated or offered for dedication shall be measured from the ultimate street right-of-way.



G-14 DRAINAGE

Prior to the issuance of a building permit, approval of a Site Development Plan, Parcel Map, or Final Map, all drainage easements whether public or private shall be dedicated to the City, and improvements required therein or required by the City Engineer to serve the project, shall be installed or guaranteed at the option of the City.

G-15 UTILIY SERVICE

All new permanent electrical and communication conduit and conductor service facilities shall be installed underground within the boundaries of any lot or building site proposed in the Specific Plan. This requirement does not include provisions for converting existing utility-owned, electric overhead distribution facilities to underground, when located in public right-of-way at the time of this ordinance adoption. The owner of each such lot or building site shall make the necessary arrangements with each of the serving utilities for the underground installation required hereby. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to such underground utilities and the adjacent street lighting system may be placed above ground, provided they are screened or made aesthetically unobtrusive.

G-16 SCREENING OF MECHANICAL EQUIPMENT

All mechanical equipment including ducting, whether at ground or rooftop level, shall be appropriately screened from public view, with material that is reasonably compatable with the architectural styling and detailing of the building. No wall air conditioner units will be permitted, except for hotel and motel units provided appropriately screened.

G-17 REFUSE COLLECTION AREAS

All outside refuse collection facilities shall be screened by a 6-foot-high decorative block, concrete, or stucco wall with a gate of approved opaque materials. The interior floor and approach apron shall be of Portland Concrete Cement (P.C.C.), not less than four (4) inches in thickness. (NOTE: Recommended standards may be obtained from the appropriate refuse disposal agency.)

## G-18 LANDSCAPING

Landscaping will be an integral part of the Specific Plan area establishing a continuity throughout the total development. Finish grading for all landscaped areas shall be coordinated to provide a smooth rolling terrain surface that blends slope areas with flat building pad areas. The use of earth mounds along street frontages is recommended, both to screen and to add to natural theme of landscaping. Finish land form and grade shall be an integral part of the landscape theme. All landscaping shall be by the developer in accordance with the Specific Plan. Said landscaping shall be in compliance with the landscaping provisions of the Zoning Code unless specified otherwise herein.

### 1) General Requirements

Each lot and building site shall maintain the minimum landscaped frontage setback area as defined in this Zoning Plan text. Parking lots shall maintain no less than 5 percent of the asphalted surface in permanent landscaped area and incorporate the following design landscape themes:

- a) Landscape planting between rows of parking will help to soften the appearance. Also a 2:1 sloped landscape area may assist in grade take-up between rows of parking.
- b) The use of landscape islands within the parking areas is recommended with a minimum 9-foot island every 9-12 spaces.
- c) Landscaped planter islands are required on interior parking lots to channelize the flow and circulation of traffic.
- d) The use of landscaped earth berms between public roads and parking lots is recommended to screen direct visibility of parking from the street.

## G-19 PARKING REQUIREMENTS

### 1) General Requirements:

- a) Off-street on-site will be computed by activity and parking ratio shown in Article XIX, unless modified pursuant to provisions set forth herein.
- b) For purposes of this Specific Plan, any legal structure and use activity existing as of the effective date of this Plan is exempt from the required parking standards.
- c) All new building construction enlargements and use intensification shall comply with the required parking ratios pursuant to provisions of Article XIX, unless modified herein.

2) Mixed Occupancies in a Building:

In the case of mixed uses in a building or on a building site, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use.

3) Joint Use:

The Planning Commission may, upon application by the owner or lessee (with owner's approval) of any property, authorize the following uses or activities under the conditions specified in this title:

- a) Up to 50 percent of the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to 50 percent of the parking facilities required by this article for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use.
- b) Up to 100 percent of the parking facilities required by this chapter for a community center, cultural center, community auditorium or other public facility may be supplied by parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area shall be subject to conditions set forth in paragraph (4) below.
- c) The following uses are hereby determined to be typical daytime uses: banks, business offices, retail stores, personal service shops and similar uses. The following uses are typical of nighttime and/or Sunday uses: auditoriums incidental to a public or parochial school, churches, theatres, mixed use residential, community or cultural center or special purpose facility.
- d) Conditions Required for Joint Use:
  - i.) The building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use, shall be located within 300 feet direct unobstructed walking distance of such parking facility.
  - ii.) The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.



iii.) Parties concerned in the joint use of off-street parking facilities shall make evident agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this title, shall be recorded in the office of the county recorder and copies thereof filed with the Building Official, the Planning Director and the Planning Commission.

4) Common Facilities:

Common parking facilities may be provided in lieu of the individual requirements contained herein, but such facilities shall be approved by the Planning Commission as to size, shape and relationship to business sites to be served, provided the total of such off-street parking spaces, when used together, shall not be less than the sum of the various uses computed separately. When any such common facility is to occupy a site of five thousand square feet or more, then the parking requirements as specified herein for each of two or more participating buildings or uses may be reduced not more than 15 percent upon approval of development plans by the Planning Commission in the manner prescribed for a special use permit as set forth in Article XXII.

5) Off-Street Parking Design Standards:

- a) Parking space width and depth shall be established pursuant to Article XIX of the Zoning Code (as prescribed by Ordinance No: 85-33), as to customer, employee and compact parking. Consult parking requirements for the various percent reductions.
- b) It is desirable that parking areas be leveled or on terraces, as determined by topography. In no case shall a crossfall of 5 percent be exceeded.
- c) Parking areas shall be designed with careful regard to orderly arrangement, topography and ease of access which contributes to the integrity of overall site design.
- d) Parking areas shall be properly designed so as to drain both surface water and water from irrigation systems.
- e) Parking areas shall be designed to permit vehicular traffic to move into and out of the parking area without the backing of any vehicle into or upon a public street.
- f) Tandem parking shall not be permitted unless access and egress are available to both spaces without moving the other vehicle.

- g) Interior drives and access roads shall maintain the following standards: For one-way traffic, the width should be twelve (12) feet, and two-way drives shall be a minimum of twenty-four (24) feet in width. Parking lot layouts are subject to approval by the appropriate reviewing Departments.
- h) Entrances and exits to parking areas shall be clearly marked, and parking areas having more than one (1) interior aisle or driveway shall have directional signs or markings provided in each driveway or aisle.
- i) Posts, bumpers, wheel-stops, continuous six-inch (6") high concrete curbs or other barricades shall be provided for parking stalls in areas which border sidewalks which are not elevated, property lines, buildings, fences or walls or landscaped areas in such a manner that no vehicle shall overhang, encroach upon the property line, or damage improvements.
- j) Parking spaces for handicapped persons shall be clearly identified. The number of parking spaces for handicapped persons shall be provided as required by law, but no less than one space per development must be provided for all developments except single family houses and duplexes.
- k) To the fullest extent possible, all off-street parking in residential areas shall be screened from all public rights-of-way.
- l) Public and private parking lots shall provide security lighting as appropriate for each lot, depending on size and location. Illumination shall be by means of an energy efficient, low pressure sodium lighting fixture.
- m) Private parking structures may be permitted consistent with the following design criteria.
  - 1) There shall be a demonstrable community need for the additional parking proposed, based on parking and marketing studies submitted at the time of project review. In excess of two (2) levels shall require issuance of a special use permit.
  - 2) The structure is compatible in materials, colors, and architectural features to the character of the surrounding development, particularly adjacent structures.
  - 3) A minimum of 20 feet of depth from the street frontage at the structure, excepting only the portion required for driveways and pedestrian access, is utilized for community-serving retail establishments that provide auto-oriented goods and services.



- 4) An eight-foot-wide landscaped (planted) area is provided between any noncommercial street frontages of the structure and the sidewalk. Use of large screening trees and vines to cover wall surface areas shall be required.
- 5) All parking levels are enclosed on all sides with solid walls of at least 42 inches above the floor.
- 6) Lighting fixtures utilizing exposed lamps of any kind are placed so that they are not visible from outside the building.

G-20 NONCONFORMING USES AND FACILITIES

- 1) Nonconforming Activities (Uses) - Those activities in the Downtown Specific Zone Plan area that exist, or for which substantial commitments have been made, at the time the provisions of this Article become effective and makes such activities (uses) nonconforming. Such activities (uses) may be continued within the confines of the occupied facility. Any discontinuance of such nonconforming activities (uses) for a continuous period of more than 3 months shall be deemed to constitute an abandonment of any right to continue or maintain such nonconforming activities (uses), and any future use shall conform to the Specific Plan requirements.
- 2) Nonconforming Facilities - Those facilities located in the Downtown Specific Plan area existing upon the effective date of the Specific Plan or for which substantial commitments have been made at the time the provisions of this Plan, will become effective and make such facilities legally nonconforming. Such facilities may be maintained and continued in use provided no alterations or enlargements are made thereto, except those required by law (building and safety) or expressly permitted by this Plan. Any discontinuance of the use of a facility for a continuous period of more than 3 months shall be deemed to constitute an abandonment of any right to continue or maintain such nonconforming facilities and future use shall conform to the Specific Plan requirements.
- 3) Improvement of Nonconforming Facilities:
  - a) Improvement, alteration or enlargement of nonconforming facilities may be made providing the facility is made more nearly conforming or its appearance is enhanced. All such improvements must be in compliance with the current development standards set forth elsewhere in the Zoning Code, as amended, and other applicable regulations.

- b) The Director of Planning shall review all proposals for improvement, alteration or enlargement of nonconforming facilities for compliance with the provisions of this Article and other applicable regulations as provided for in Article XXVIII, site development plans and approve or deny such proposals.
- 4) Reconstruction of Nonconforming Facilities - A nonconforming facility destroyed to the extent of not more than 50 percent of its assessed value by fire, explosion, other casualty or part thereof, that existed at the time of such partial destruction may be continued subject to the other provisions of this Article. However, such reconstruction, wherever feasible, shall be accomplished in such a manner that the facility is made more nearly conforming. Where it is necessary to reconstruct any facility which provided for an existing nonconforming activity, the same activity may be restored within the facility.

#### G-21 AIR QUALITY

While the project will not, in and of itself, produce significant emissions, the effect will be cumulative. Required mitigation measures include:

- 1) Dust control during grading.
- 2) Incorporation of solar water heating where possible, thus reducing use of natural gas with its emissions.
- 3) Creation of bikeways and use of sidewalks in the project area.
- 4) Implementation of a park-and-ride system into the project area at the earliest opportunity.

#### G-22 ENERGY CONSERVATION MEASURES

Shall be incorporated into the design and operation of the proposed project, the specific nature of which shall be submitted with application for Site Development Plan. Examples of acceptable measures include:

- 1) Insulation and other protection from heat loss or heat gain to conserve fuel used to heat or cool buildings.
- 2) Use of resource-conserving forms of energy such as solar energy for water and space heating, wind for operating pumps, falling water for generating electricity, and heat pumps.

- 3) Energy-efficient building design, including such features as orientation of structure to summer and winter sunlight to absorb winter solar heat and reflect or avoid summer solar heat.
- 4) Measures to reduce energy consumption in transportation, such as providing access to alternative means of transportation of people such as bus lines, mass transit, bicycle lanes, and pedestrian facilities.
- 5) Efficient lighting practices including use of indirect natural light, use of efficient lighting fixtures and/or sources, establishment of reasonable lighting criteria to prevent over-illumination, and minimum use of architectural or display lighting.
- 6) Energy conserving construction practices.
- 7) Waste heat recovery.
- 8) Recycling and use of recycled materials.

#### G-23 TRAFFIC MITIGATIONS

Possible mitigation measures to minimize future traffic impacts could include:

- 1) Locating affordable housing, i.e., condominiums, near downtown areas to minimize trip lengths and increase potential use of public transportation.
- 2) Establish programs to monitor traffic demands at intersections and along street segments as development occurs.
- 3) Increase public transportation service as demand occurs.
- 4) Signalize major intersections, when warranted, to minimize delays.
- 5) Provide for coordination of traffic signals to expedite through-traffic along major arterials.
- 6) Limit direct access to development along major arterials to minimize interruption of flow demands.
- 7) Add additional right and left-turn storage lanes at critical intersections or use free turn islands to channelize turning traffic.

#### G-24 WATER RESOURCES, QUALITY AND DRAINAGE

The potential for incremental siltation to the Buena Vista Creek and Lagoon will be increased by development, due to grading or urban runoff. Therefore, the following mitigation measures are required as part of the Specific Plan.

- 1) Prior to the issuance of any grading permit on any project within the Specific Plan, an Erosion Control Plan shall be submitted for the review and approval of the Public Works Director. Such plan shall show the method to control runoff and siltation during the site construction and a program for maintenance until permanent landscaping and ultimate drainage facilities are constructed.
- 2) Required permits from the U.S. Army Corps of Engineers and the California Department of Fish & Game must be obtained prior to issuance of any grading permit which alters existing Buena Vista Creek channelization.
- 3) Grading operations should coincide with dry summer weather. Grading during rainy seasons will be by an erosion control plan approved by the City Engineer.
- 4) All exposed sloped and cleared areas shall be planted with drought-resistant vegetation.
- 5) Chemical treatment of graded areas to stabilize surfaces on building sites shall be required or other measures approved by the City Engineer.
- 6) All cut slopes shall be designed to reduce runoff velocity.
- 7) Diversion channel that directs runoff away from cut-and-fill surfaces to less erodible levels shall be constructed.
- 8) Weirs and check-dams or other devices on major drainage courses to slow runoff velocity shall be constructed as required by the City Engineer.
- 9) Silt traps or other devices shall be placed in all designated drainage systems as required by the City Engineer.

#### G-25 PROJECT DESIGN GUIDELINES

All new development in the Specific Plan area boundary shall be reviewed pursuant to "Design Guidelines" which will be presented in a form, format and booklet adopted by subsequent resolution. Design considerations shall be given to maintaining a pedestrian orientated retail village character scale for downtown having attractive walkways and courts which encourage social interaction in a safe environment.



CIVIC ACTIVITY ZONE  
CA ZONE

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CA-1 CIVIC ACTIVITY ZONE

These conditions shall be known as the "Civic Activity Zone District" (CA). The zoning classification designated CA is hereby created and added to this Specific Plan text and shall be designated on the map as CA.

CA-2 INTENT AND PURPOSE

Activities and facilities in this classification should be located to minimize possible conflicts with adjacent uses and enable the appropriate agency to provide services in the most economical manner. Community growth and development causes a corresponding need to provide public and quasi-public services and facilities for its residents. Downtown Vista is situated along the street network in such a manner to encourage civic activity uses as a focal point for the City and attract people to downtown. Development of facilities should consider the character and scale of a desirable downtown environment and thereby maintain compatibility with the general plan and surrounding neighborhood.

CA-3 - PERMITTED USES

The following uses and activities are permitted in the CA Zone:

- Churches and religious organizations
- Community Auditorium
- Community or Cultural Center
- Civic Center
- Educational Institutions and services, (Public or Private)
- Fire Facilities
- Public Safety Facilities
- General Government Offices
- Library
- Historic site and special public interest facilities
- Public Service, administrative facilities
- Quasi-public social service agencies

CA-4 USE INTERPRETATION

- 1) In case of uncertainty as to the classification of any use not specifically listed herein, the Director of Planning shall have the authority to classify said proposed use, subject to the right of appeal from such determination pursuant to the Administrative Appeal Procedure of Section XXVIII, Appendix "A", of the City Code.
- 2) Off-street automobile parking is an accessory use to any permitted use.



CA-5     DEVELOPMENT STANDARDS

New development of property in the CA Zone district shall comply with these standards, unless legally existing prior to adoption of this ordinance.

- 1) Lot Size - 1.0 acre minimum site area.
- 2) Permitted Site Coverage - Structures and buildings in a CA Zoning District shall not exceed 50 percent coverage of the lot or building site unless off-site parking is authorized.
- 3) Front Yard Setback - Unless a special street setback designator is shown on the plan, structures shall maintain 10 feet from the ultimate street line. Parking lots shall maintain 5 feet designated for landscape planter strip along all public streets.
- 4) Permitted Building Height - No building or structure shall exceed a height of thirty-five (35) feet (10.67m) or two stories, whichever is lesser, provided however, that where any such building or structure is constructed along or adjacent to a line bordering any property zoned for residential or office professional use, such building or structure shall be set back from the boundary of the residential or office professional property in an amount equal to the sideyard required in the adjacent residential or office professional zone. Additional height/stories may be granted subject to issuance of a special use permit.
- 5) Signs - It is intended and desired that development within this downtown zone district use high quality, low profile and aesthetically acceptable signage. The height, width, depth, color, and design features, including lighting and structural support of all signs shall be subject to design guideline objectives set forth in the "Design Guideline Manual" and/or as approved pursuant to a sign program submitted concurrent with the site development plan application.
- 6) Trash Areas and/or Screen Walls and Landscaping - will be reviewed and approved under the site development plan application. Uniformity, compatibility and retention of a downtown character is important. Refer to the CD Zone for other guidelines.

CENTRAL BUSINESS DISTRICT  
CBD ZONE

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CBD-1 CENTRAL BUSINESS DISTRICT

These conditions shall be known as the "Central Business District" (CBD) Zoning provisions. An additional zoning classification is hereby added to this Specific Plan to be designated on the map as CBD.

CBD-2 INTENT AND PURPOSE

The CBD Zone is intended to accomodate retail commercial and office uses and establishments providing a full range of consumer goods and services in the central downtown Vista area. The CBD Zone is also intended to allow activities that preserve and enhance the style and quality of life described in the Vista General Plan. It is believed that the central business area will develop sooner and stronger utilizing more imaginative and innovative planning concepts than would be possible through strict application of existing zoning and subdivision regulations. Further, it is the desire of the City to provide for a more efficient use of land, reduce traffic congestion, and the safety and health of its owners and users.

CBD-3 PERMITTED LAND USES

The following land uses are permitted in the CBD Zone:

- Antique Shops
- Apparel Shops
- Art Galleries - Sales and displays
- Bakery Retail - Wholesale bakeries are prohibited
- Banks and Financial Institutions
- Barber Shops and Beauty Parlors/Hair Salons
- Book and Stationery Stores
- Camera Shops
- Candy Stores
- Civic Activities - City Hall, Library, Utility Services
- Commercial Photography Shops
- Delicatessens
- Department Stores
- Dry Goods and Notions Stores
- Florist Shops
- Furniture Stores
- Garden Shops
- Gift Shops
- Hardware Stores
- Health Studios
- Hobby and Art Supply Stores
- Ice Cream Parlors
- Jewelry Stores
- Laundries or Dry Cleaning Agencies

- Leather Goods and Luggage Shops
- Meat and Poultry Shops
- Music and Records Shops
- Outdoor Cafes
- Pharmacies and Drug Stores
- Public Schools
- Restaurants (Bar or Lounge permitted as ancillary only)
- Restaurants: Fast food provided hours limited to 11:00 p.m.
- Sandwich Shops
- Shoe Stores or Repair Shops
- Small Appliances Stores
- Smoke Shops
- Specialty Shops
- Sporting Goods Stores
- Tea Rooms
- Television and Radio Sales
- Travel Service
- Yardage Shops

Other retail uses not involving drive-thru, warehousing, or bulk storage, except accessory storage of commodities sold on the premises.

#### CBD-4 PROVISIONAL LAND USES

The following uses may be permitted in the CBD Zone district provided the qualifications or criteria listed have been satisfied:

- 1) Office and Professional - Provided location does not conflict with retail activity and no more than 30 percent of the Specific Plan area is devoted to such use.
- 2) Medical and Dental - Provided location does not conflict with retail activity and no more than 10 percent of the Specific Plan area is devoted to such use.
- 3) Community Auditorium Cultural Center and Performing Arts Theatre - subject to parking compatibility with Downtown Specific Plan.
- 4) Outdoor Eating Areas - provided they are ancillary to a qualified restaurant and meets patio location standards.
- 5) Fast Food Franchise-type Restaurants - drive-thru not permitted.
- 6) Motion Picture Theatre - subject to adequate parking.

#### CBD-5 SANCTIONED LAND USES

Sanctioned land uses are defined as those land uses legally in operation at the time of the effective date of this Specific Plan, but are no longer permitted uses. Such uses shall be allowed to remain in the same location and will not become nonconforming pursuant to Specific Plan. Expansion and upgrading of sanctioned uses shall be subject to the special use permit review procedure.

The following are declared sanctioned uses recognized at the time of the effective date of the Specific Plan.

<u>USE IDENTIFICATION</u>	<u>STREET ADDRESS</u>
- LIQUOR STORE	141 E. BROADWAY
- CARPENTER'S UNION HALL	353 E. BROADWAY
- CHURCH AND PARSONAGE	342-362 EUCALYPTUS AVENUE
- VISTA CITY HALL COMPLEX	600 EUCALYPTUS AVENUE
- TELEPHONE EQUIPMENT	234 INDIANA AVENUE
- MOTION PICTURE THEATRE	303 E. VISTA WAY
- JAZZERCISE (HEALTH CLUB)	224 E. VISTA WAY
- BRIMARK'S (DRIVE-THRU)	102 S. SANTA FE AVENUE
- AUTOMOBILE SERVICE STATION	126 S. SANTA FE AVENUE
- PEPPERTREE (DRIVE-IN)	214 S. SANTA FE AVENUE
- RETAIL AUTOMOTIVE FUEL SALES	745 S. SANTA FE AVENUE

Any building constructed for office, professional or medical purposes existing on the effective date of the Specific Plan.

#### CBD-6 SPECIAL USE PERMIT LAND USES

Special Use Permit land uses are those which require a public hearing and issuance of a use permit, pursuant to Article XXII of the Zoning Code, prior to operation. The following uses are declared Special Use Permit uses:

- Bowling Alley
- Labor intensive - Light Industrial businesses (such as jewelry manufacturing)
- Veterinary Clinics
- Newspapers, Printers
- Pet Shops, unless a component of larger retail complex
- Public Utility Buildings with truck terminals
- Hotels and Motels
- Health Clubs
- Private Clubs, Fraternal Organizations and Churches
- Private Parking lots or parking garages, not accessory to a permitted use on that property.

#### CBD-7 USE INTERPRETATION

- 1) In case of uncertainty as to the classification of any use not specifically listed herein, the Director of Planning shall have the authority to determine the classification of said proposed use, subject to the right of appeal from such determination pursuant to the Administrative Appeal Procedure of Section XXVII of the Zoning Code.
- 2) Off-street automobile parking is an accessory use to any permitted use.



- 3) Office, professional and medical uses are encouraged to be located on the second level above retail stores. Refer to provisional use requirements.
- 4) Every use or activity shall be conducted entirely within an enclosed building, unless otherwise specified.
- 5) Organized special events sponsored by an approved organization which promotes downtown Vista economic vitalization may be permitted to display and sell commercial goods outside. An annual sidewalk sale, car show, downtown celebration may be such events. Any organization shall request required City permits 15 days in advance of such special event.

CBD-8 DEVELOPMENT STANDARDS

The following land development standards shall apply to new development in the CBD Zone. (Buildings and structures legally existing at time of the effective date of the Specific Plan are exempt unless otherwise specified.)

- 1) Lot Size - 5,000 square feet for new parcels.
- 2) Lot Frontage - Minimum required street abutment of 50 feet unless approved in a building complex. Refer to street access requirements which limit drive location.
- 3) Front-Yard Setback - Unless special street setback designator shown, structures shall maintain 3.5 foot setback from ultimate street line. Parking lots shall maintain 3.5 feet for landscape planter strip. However, where structures on the same block are adjacent to the subject lot such setback may be reduced accordingly.
- 4) Side-Yard Setback - Zero, except corner lots which maintain front yard setbacks.
- 5) Rear-Yard Setback - Zero.
- 6) Special yard requirements - No building wall, as defined in the building code, shall be closer than three and one-half (3.5) feet to any street line, provided, however, that where a common property line exists with other property zoned for residential or office professional use, a five (5) foot (1.52m) side-yard setback shall be maintained for a distance of fifteen (15) feet (4.57m) from the street line and no open side shall be closer than forty (40) feet (12.19m) to any such common property line, provided however, that where any such building or structure is constructed along or adjacent to a line bordering any property zoned for residential or office professional use, such building or structure shall be set back from the boundary of the residential or office professional property in an amount equal to the side-yard required in the adjacent residential or office professional zone.



- 7) Permitted floor area - Shall be determined as area exclusive of setback, landscape and parking lot required areas.
- 8) Permitted building height - No building or structure shall exceed a height of forty-five (45) feet or 3 stories, whichever is lesser. Additional height may be approved pursuant to the issuance of a special use permit.
- 9) Permitted site coverage - Buildings may cover any area not required for setbacks, landscaping, or parking. Any area of the lot or building site not covered by buildings shall be paved or landscaped.
- 10) Boundary screening requirements - On any exterior boundary line which is a common property line with any property zoned for residential use, a masonry wall six (6) feet (1.83m) in height, measured from the finished grade of the residential property, shall be provided except that any portion of such wall within fifteen (15) feet (4.57m) of any street line shall be no greater than three (3) feet (.91m) in height. In cases where the finished building site elevation of adjoining residential zoned property is more than six (6) feet (1.83m) above or below that of the adjoining CBD zoned property, the required masonry wall may be reduced in height or waived by the Director of Planning to the extent it is reasonably found not to serve any useful screening purpose.

#### CBD-9 PARKING PROVISIONS

Parking in the CBD Zone district shall conform with the standards listed in Article XIX, Appendix "A", of the City Code unless modified as follows:

- 1) Buildings, structures and uses legally existing at the adoption of this ordinance are declared in compliance with required parking provisions and are credited with the minimum number of spaces.
- 2) The parking requirement for all new or expanded commercial uses shall be set at 1 parking space for each 500 square feet of gross floor area.
- 3) Any addition, expansion or intensification of use will require the appropriate number of parking spaces in compliance with this section. Credit for existing legal structure and use will apply.
- 4) If a legally existing building is demolished or substantially rebuilt, then credit for the authorized number of spaces may apply toward the new construction and use, provided existing on-site parking is not displaced. Credited parking must be identified by the owner/developer or new equivalent parking shall be purchased pursuant to rules of the Parking Authority.

- 5) A procedure for the payment of a fee in lieu of providing required on-site parking will be established pursuant to City Council adoption. Such collected fee shall be used for the acquisition of parking in the CBD Zone to serve the participating property. The City shall establish a duly empowered parking authority to implement a program for public parking facilities.
- 6) The City will consider various creative methods for accomplishing the CBD Zone public parking program. Examples are:
  - a) Purchase needed property at fair market value.
  - b) Exchange land of comparable value.
  - c) Lease of private property to satisfy public parking demand.
  - d) Offer parking space credit to a land owner in an existing or proposed facility as compensation for acquiring needed public parking lot land.
  - e) The City and developer execute a Development Agreement or Disposition Agreement under terms specified by the City.
  - f) Any combination of the above.
  - g) Other creative procedures as may be defined and approved.

#### CBD-10 SIGNS

It is intended and desired that retail development within this downtown zoning district use high quality, low profile and aesthetically acceptable signage. The height, width, depth, color, and design features, including lighting and structural support of all signs shall be subject to design guideline objectives set forth in the design manual and/or hereinafter stated. Unless specifically referenced the provisions of Article XVIII (Signs), Appendix "A", of the City Code shall apply.

The following signs may be permitted provided a "comprehensive sign program" has been submitted for review and approval as part of the required Site Development Plan process:

- 1) Freestanding Pole Signs - Freestanding pole signs shall not be approved unless to announce the complex name for development site in excess of 2.0 acres. Such sign shall not exceed 25 feet in height and 100 square feet per sign face.
- 2) Monument Identification Signs - One monument sign stating only the project name may be located along a dedicated public street. Such sign shall be limited to spacing in excess of 150 lineal feet along the street frontage, not exceeding 6 feet in height, maximum 24 square feet and shall be constructed in a landscaped planter on private property.

- 3) Principal Identification Signs - One principal identification sign announcing the business name per occupant frontage attached to the building or projection thereof and within the limits of each occupant's building frontage (exposed sides of buildings) shall be permitted to a maximum of two (2) signs per occupant. Such signs shall be integral to the roof or overhang.
- 4) Small Permanent Signs - Two small permanent signs per occupant frontage attached to the building or projection thereof within the limits of each occupant's building frontage shall be permitted. Each such sign shall measure less than four (4) square feet in area.
- 5) Directional Signs - Directional signs designed to guide pedestrian or vehicular traffic are permitted, provided such signs do not exceed two (2) square feet in area to guide pedestrians and four (4) square feet in area to guide vehicular movements.
- 6) Group Directory Sign Displays - Special directional signs such as "Business District", "Community Center", "Restaurant Row", etc., may be permitted subject to strict standards if proposed by the Merchant's Association or other City recognized organizations.
- 7) Signing Limitations
  - a) Billboards shall not be permitted.
  - b) No sign shall be permitted on top of any roof, and no part of any sign may project above any portion of the parapet or roofline of the building at the location where such sign is erected.
  - c) Signs shall contain no moving or flashing parts; however, barber poles may be permitted with prior Commission approval.
  - d) Off-premise signs shall not be allowed.
  - e) Sign copy (printed words) shall be related to the pertinent occupancy.
  - f) Painted wall signs (artistic displays and community murals) shall conform to size, material, color and location, as specified in the "Design Guideline Manual".
- 8) Special Regulations and Controls - All developers and owners shall be required to include a sign provision in any leases with tenants requiring such lessee to conform to the established signing theme and policy within the project area in order to ensure a reasonable degree of uniformity of sign design, scale, proportion, size and placement.

The painting of buildings with bright or garish colors to attract attention shall not be permitted. Coloring of structures to attract attention, serve a separate identification, substitute for advertising, or replace signing, will not be approved by the Commission.





## COMMERCIAL DOWNTOWN ZONE

### CD ZONE

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#### CD-1 COMMERCIAL DOWNTOWN ZONE

These conditions shall be known as the "Commercial Downtown Zone District" (CD). The zoning classification designated CD is hereby created and added to the specific plan text and maps.

#### CD-2 INTENT AND PURPOSE

The Commercial Downtown (CD) zoning district is intended to accomodate general retail commercial uses. This classification would allow for the provision of a broad range of goods and services and should function in a manner consistent with a commercial neighborhood and general commercial type land areas which would promote a clean wholesome and economically viable development in downtown Vista.

#### CD-3 PERMITTED LAND USES

The following land uses are permitted in the CD Zone:

- 1) All uses specified as permitted uses in the CBD Zoning District.
- 2) Retail sale of goods including food service and small convenience items used for personal purposes. Apparel store, department store, home appliance, home improvement center, furniture store and variety shops are examples of desired uses.
- 3) General personal service commercial such as information, instructional, amusement or similar services.
- 4) Residential uses, provided the MUR overlay designation is applied pursuant to provisions thereof.
- 5) Public Schools.
- 6) Other uses determined by the Zoning Administrator subject to appeal procedures of Article XXII.

#### CD-4 PROVISIONAL LAND USES

The following uses may be permitted in the CD Zone district provided the qualifications or criteria listed here have been satisfied:

- 1) Auto Repair Services - Ancillary and subordinate to the main use, subject to location and screening of direct visibility of work conducted entirely within a building.



- 2) Office and Professional - Provided location does not conflict with retail activity and no more than 30 percent of the gross floor area is devoted to such use.
- 3) Auto Dealerships (New Cars) - 5-acre minimum site required.  
  
Medical and Dental - Provided location does not conflict with retail activity and no more than 10 percent of the Specific Plan area is devoted to such use.
- 4) Community Auditorium, Cultural Center and Performing Arts Theatre - Subject to parking compatibility with Downtown Specific Plan.
- 5) Outdoor Eating Areas - Provided it occurs ancillary to a qualified restaurant and meets patio standards.
- 6) Fast Food Franchise Restaurants - Subject to drive thru not permitted.
- 7) Motion Picture Theatre - Subject to adequate parking.

CD-5 SANCTIONED LAND USES

Sanctioned land uses are defined as those land uses legally in operation at the time of the effective date of this Specific Plan, but which are no longer permitted uses. Such uses shall be allowed to remain in the same location and will not become nonconforming pursuant to this Specific Plan. Expansion and upgrading of sanctioned uses shall be subject to the special use permit review procedure.

The following are declared sanctioned uses recognized at the time of ordinance adoption:

<u>USE IDENTIFICATION</u>	<u>STREET ADDRESS</u>
- VISTA IRRIGATION DISTRICT	202 W. CONNECTICUT AVENUE
- RETAIL TIRE SALES (NO OUTSIDE USES)	315 S. SANTA FE AVENUE
- MORNING PRESS NEWSPAPER	425 W. VISTA WAY
- ENTERTAINMENT CENTER/BOWLING ALLEY	435 W. VISTA WAY
- AUTOMOBILE SERVICE STATION	410 W. VISTA WAY
- DEL TACO DRIVE-THRU	360 W. BROADWAY
- ARMORY/CITY MULTI-PURPOSE	150 RECREATION DRIVE
- LIQUOR STORE	333 S. SANTA FE AVENUE
- RETAIL AUTOMOTIVE FUEL SALES	620 S. SANTA FE AVENUE
- RETAIL AUTOMOTIVE FUEL SALES	648 S. SANTA FE AVENUE
- RETAIL AUTOMOTIVE FUEL SALES	730 S. SANTA FE AVENUE
- RETAIL TIRE SALES (NO OUTSIDE USES)	636 S. SANTA FE AVENUE
- AMERICAN LEGION HALL	321 S. SANTA FE AVENUE

CD-6 SPECIAL USE PERMIT LAND USES

Special use permit land uses are those which require a public hearing and issuance of a use permit pursuant to Article XXII, Appendix "A," of the City Code, prior to operation. The following uses are declared special use permit uses:

- Bowling Alley
- Labor Intensive - Light industrial business (such as jewelry manufacturing).
- Veterinary Clinics
- Newspaper, Printers
- Pet Shops, unless a component of larger retail complex.
- Public Utility Buildings with truck terminals.
- Hotels and Motels
- Health Clubs
- Private Clubs, Fraternal Organizations and Churches
- Private Parking Lots or parking garages, not accessory to a permitted use on that property.
- Storage warehousing incidental to retail uses

CD-7 USE INTERPRETATION

- 1) In case of uncertainty as to the classification of any use not specifically listed herein, the Director of Planning shall have the authority to determine the classification of said proposed use, subject to the right of appeal from such determination pursuant to the Administrative Appeal Procedure of Section XXVIII, Appendix "A", of the City Code.
- 2) Off-street automobile parking is an accessory use to any permitted use.
- 3) Office and professional uses are encouraged to be located on the second level above retail stores. Refer to provisional use requirements.
- 4) Every use or activity shall be conducted entirely within an enclosed building, unless otherwise specified herein.
- 5) Organized special events sponsored by an approved organization which promotes downtown Vista economic vitalization may be permitted to display and sell commercial goods outside. An annual sidewalk sale, car show, downtown celebration are such events. Any organization shall request the required City permit 15 days in advance of such special event.

CD-8     DEVELOPMENT STANDARDS

The following land development standards shall apply to new development in the CD Zone. Lots, buildings and structures legally existing at time of ordinance adoption are exempted unless otherwise specified:

- 1) Lot Size - 6,000 square feet for new parcels.
- 2) Lot Frontage - Minimum required street abutment of 50 feet unless approved in a building complex. Refer to street access requirements which may limit driveway location.
- 3) Front-Yard Setback - Unless special street setback designator shown, structures shall maintain 5 foot setback from ultimate street line. Parking lots shall maintain 3.5 feet for landscape planter strip.
- 4) Side-Yard Setback - Zero, except corner lots which shall maintain front yard setback.
- 5) Rear-Yard Setback - Zero, except where proposal abutts developed residential-zoned property, in which case a minimum five-foot setback from property line shall be maintained for one-story construction and a ten-foot setback for two-story construction.
- 6) Special Yard Requirements - No building wall, as defined in the building code, shall be closer than five feet to any street line, provided, however, that where a common property line exist with other property zoned for residential or office professional use, a five (5) foot (1.52m) side-yard setback shall be maintained for a distance of fifteen (15) feet (4.57m) from the street line and no open side shall be closer than forty (40) feet (12.19m) to any such common property line, provided however, that where any such building or structure is constructed along or adjacent to a line bordering any property zoned for residential or office professional use, such building or structure shall be set back from the boundary of the residential or office professional property in an amount equal to the side-yard required in the adjacent residential or office professional zone.
- 7) Permitted Floor Area - Shall be determined as area exclusive of setback, landscape and parking lot required areas.
- 8) Permitted Building Height - No building or structure shall exceed a height of two (2) stories or thirty-five (35) feet (10.67m) whichever is less. Additional height may be approved pursuant to the issuance of a special use permit.
- 9) Permitted Site Coverage - Buildings may cover any area not required for setbacks, landscaping, or parking. Any area of the lot or building site not covered by buildings shall be paved or landscaped.

- 10) Boundary Screening Requirements - On any exterior boundary line which is a common property line with any property zoned for residential use, a masonry wall six (6) feet (1.83m) in height, measured from the finished grade of the residential property, shall be provided except that any portion of such wall within fifteen (15) feet (4.57m) of any street line shall be no greater than three (3) feet (.91m) in height. In cases where the finished building site elevation of adjoining residential zoned property is more than six (6) feet (1.83m) above or below that of the adjoining C-1 zoned property, the required masonry wall may be reduced in height or waived by the Director of Planning to the extent it is reasonably found not to serve any useful screening purpose.

CD-9 SIGNS

It is intended and desired that retail development within this downtown zoning district use high quality, low profile and aesthetically acceptable signage. The height, width, depth, color, and design features, including lighting and structural support of all signs shall be subject to design guideline objectives set forth in the design manual and/or provisions of Article XVIII (Signs), Appendix "A", of the City Code shall apply.

The following signs may be permitted provided a "comprehensive sign program" has been submitted for review and approval as part of the required Site Development Plan process:

- 1) Freestanding pole signs - Freestanding pole signs shall not be approved unless to announce the complex name for development site in excess of 2.0 acres. Such sign shall not exceed 25 feet in height and 100 square feet per sign face.
- 2) Monument Identification Signs - One monument sign stating only the project name may be located along a dedicated public street. Such sign shall be limited to spacing in excess of 150 lineal feet along the street frontage, not exceeding 6 feet in height, maximum 24 square feet and shall be constructed in a landscaped planter on private property.
- 3) Principal Identification Signs - One principal identification sign announcing the business name per occupant frontage attached to the building or projection thereof and within the limits of each occupant's building frontage (exposed sides of buildings) shall be permitted to a maximum of two (2) signs per occupant. Such signs shall be integral to the roof or overhang.



- 4) Small Permanent Signs - Two small permanent signs per occupant frontage attached to the building or projection thereof with the limits of each occupant's building frontage shall be permitted. Each such sign shall measure less than four (4) square feet in area.
- 5) Directional Signs - Directional signs designed to guide pedestrian or vehicular traffic are permitted, provided such signs do not exceed two (2) square feet in area to guide pedestrians and four (4) square feet in area to guide vehicular movements.
- 6) Group Directory Sign Displays - Special directional signs such as "Business District", "Community Center", "Restaurant Row" etc., may be permitted subject to strict standards if proposed by the Merchant's Association or other City recognized organizations.
- 7) Signing Limitations
  - a) Billboards shall not be permitted.
  - b) No sign shall be permitted on top of any roof, and no part of any sign may project above any portion of the parapet or roofline of the building at the location where such sign is erected.
  - c) Signs shall contain no moving or flashing parts; however, barber poles may be permitted with prior Commission approval.
  - d) Off-premise signs shall not be allowed.
  - e) Sign copy (printed words) shall be related to the pertinent occupancy.
  - f) Painted wall signs, (artistic displays and community murals) shall conform to size, material, color and location, as specified in the "Design Guideline Manual".
- 8) Special Regulations and Controls - All developers and owners shall be required to include a sign provision in any leases with tenants requiring such lessee to conform to the established signing theme and policy within the project area in order to ensure a reasonable degree of uniformity of sign design, scale, proportion, size and placement.

The painting of buildings with bright or garish colors to attract attention shall not be permitted. Coloring of structures to attract attention, serve a separate identification, substitute for advertising, or replace signing, will not be approved by the Commission.



**MIXED USE RESIDENTIAL  
MUR DESIGNATOR**

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**MUR-1 MIXED USE RESIDENTIAL ZONE**

These conditions shall be known as the Mixed Use Residential (MUR) designator. The MUR designator is hereby created and added to this Specific Plan Text and shown by the symbol "MUR" on the Specific Plan Map.

**MUR-2 INTENT AND PURPOSE**

- 1) To allow the mixing of residential dwellings within selective areas of downtown Vista subject to qualitative development guidelines.
- 2) To reduce traffic and promote energy conservation in the downtown business area by providing residents the opportunity to live, work, shop and play in the same general area. To promote pedestrian useage rather than the automobile dominance.
- 3) To reduce crime against people and property by encouraging the mixing of a residential living and activities during day and night time.
- 4) To encourage a diversity in land uses for the benefit of residents who will experience a good quality of life, urban environment and social interaction in the downtown community.
- 5) To promote economic stimulation, stability and support in the downtown business area.

**MUR-3 ZONE DESIGNATOR APPLICABILITY**

The mixed use residential (MUR) designation may be selectively applied as an overlay zone. Upon adoption of this Specific Plan for downtown Vista, the suffix MUR shall be added to the applicable zoning maps of the City of Vista, thereby permitting residential uses subject to the development regulations set forth herein.

**MUR-4 DEVELOPMENT STANDARDS**

- 1) A parcel of land shall be 0.5 acre or larger to qualify for mixed residential use. Such use may occur provided the entire site is redeveloped.
- 2) Residential living units will be permitted on the second story level or higher. Residential is not allowed at the ground floor (street) level unless a comprehensive mixed use

commercial and residential complex is proposed and the residential living integrity will be assured. City may require owner/developer to execute a Development Agreement.

- 3) Residential uses shall not be permitted unless the primary business or professional use pursuant to the underlying zoning district has been established or will be established concurrently with the residential use.
- 4) Residential structure setback from property line shall be designed so as to maintain window openings, light and ventilation.
- 5) The minimum dwelling unit size is as follows; unless further modified pursuant to a Development Agreement.
  - a) Efficiency units: 400 square feet
  - b) One-bedroom units: 600 square feet
  - c) Two-bedroom units: 700 square feet
  - d) Three-bedroom units: 900 square feet
- 6) The total number of on-site parking spaces for combined commercial, office, and residential use shall in no case be less than the parking required for the residential project. Combined use, joint use and reciprocal parking requirements will be determined by the Planning Commission prior to permit issuance. Off-site parking may be supplemented for a portion of the required on-site parking if determined not to be in conflict with other uses. Parking shall be required for residential uses as follows:
  - a) Efficiency units: 1.00 open car space per dwelling unit.
  - b) One-bedroom units: 1.25 open car spaces per dwelling unit.
  - c) Two-bedroom units: 1.50 open car spaces per dwelling unit.
  - d) Three-bedroom or more units: 2.0 open car spaces per dwelling unit.
  - e) Recreation vehicle storage parking is not required.
- 7) Residential uses should not be encouraged in conjunction with night time uses such as a theatre, nightclub, bowling alley, restaurants, or other use which could cause parking conflicts. Where such uses are proposed in conjunction with residential, a study of traffic noise, tenant access and parking shall be undertaken to recommend mitigation of conflicts.
- 8) Prior to the approval of development plans for a residential use, the property owner shall record a conditional covenant on the land which will prohibit the conversion of useage from residential without obtaining City Council authorization.
- 9) Pedestrian access to the residential use shall be reasonably related to the location of parking, public pedestrian travel ways and locations not in conflict with the business area.

- 10) The architectural style, size and scale of the building structure will be evaluated for its compatability with the neighborhood. Roof overhang eaves, cornices, pop-outs and other exterior design is of importance. Refer to the "Design Guideline Manual" for further information.
- 11) The City, in reviewing a residential project, will assign higher qualification points to a condominium project rather than apartment development.

#### MUR-5 DENSITY PROVISION

The number of residential dwelling units permitted in conjunction with the commercial use will be regulated by location, design, compatibility and function of the combined uses. Since there is no density limitation, the City will review a project as to quality and accomplishment of the downtown development objectives.

In no case shall the total number of residential dwelling units exceed the combined RM and MUR Zone entitlement of 478 units.



RESIDENTIAL MULTIPLE ZONE  
R-M ZONE

---

RM-1    ZONE DISTRICT

These conditions shall be known as the "Residential Multiple Zone District (R-M) and are established for this Specific Plan. These provisions supersede Article XI of the Zoning Ordinance.

RM-2    APPLICABILITY

The R-M zone district symbol is being applied to the Specific Plan map as shown thereon. The R-M zone district conditions and development standard are applicable as set forth in Article XI, except as modified herein.

RM-3    PERMITTED USES

The following land uses are permitted in the R-M zone:

- Multiple family apartments.
- Condominium housing subject to a final map.
- Such other R-M uses as may be permitted as a result of site development plan review and approval.
- Public or private recreation facilities and open space.

RM-4    DENSITY

Density is computed by dividing the gross lot area (computed to centerline of abutting street provided that dedication of street area has not occurred), by the minimum equivalent land area for each dwelling unit. The minimum land area for each dwelling unit in the R-M zone is designated by a suffix number placed after the R-M zone. It is designated in two digits which must be multiplied by 100 to obtain the minimum square footage in thousands of square feet: e.g.; R-M (33) indicates one (1) dwelling for each 3300 square feet of land area.

RM-5    DEVELOPMENT STANDARDS

The following land development standards shall apply to new development in the R-M zone. Buildings and structures legally existing at the time of ordinance adoption are exempted unless otherwise specified.

- 1) Yard Setback - Buildings or structures shall be located no closer than twenty (20) feet from an adjacent public street, and no closer than ten (10) feet from an adjacent private street. Garage and carport structures shall be located no



closer than ten (10) feet from an adjacent public street, except where garage access faces the street, in which case a 20-foot setback must be observed, and zero (0) feet from an adjacent interior private driveway. Enclosed garage structures may be constructed at zero (0) feet along an interior and rear property line provided there is no conflict with any easements.

- 2) Side Yard - In an R-M zoning district every building or structure shall be erected and/or maintain a side yard setback of not less than five (5) feet from the side lot line on each side of the lot or building site. Enclosed garage structures may be constructed at zero (0) feet along interior and rear property line provided there is no conflict with existing easements.
- 3) Rear Yard - In an R-M zoning district every building or structure shall be erected and/or maintain a rear yard setback of not less than ten (10) feet from the rear lot line. Enclosed garage structures may be constructed at zero (0) feet along interior and rear property line provided not in conflict with existing easements.
- 4) Building Separation - In an R-M zoning district, no structure one story in height shall be closer than ten (10) feet to any other structure on the same lot or building site; and no structure two (2) stories in height shall be closer than fifteen (15) feet to any other structure on the same lot or building site.
- 5) Height Limit - In an R-M zoning district no building or structure shall exceed two (2) stories or thirty-five (35) feet in height, whichever is lesser. In accordance with Section 2121 of the Zoning Code (as amended), three (3) stories will be permitted where the average slope of the lot is greater than 14 percent
- 6) Parking for Multi-family Development
  - a) Recreational vehicle parking is not required.
  - b) In addition to the parking required for multi-family development, guest parking shall be provided at a ratio of 1 open space for each 15 dwelling units for the first sixty (60) units.
  - c) Loading spaces shall be computed on the basis of 1 space per 25 dwelling units in the project. Such loading spaces shall be in addition to the required parking.
  - d) Open parking space dimensions may be modified to provide a mixture of nine-foot by nineteen-foot dimensioned parking stalls. However, at least 25 percent of total required stalls shall maintain minimum ten-foot by 20-foot dimensions.

- 7) Common Usable Open Space - The common usable open space (maximum 10 percent surface slope) required for each lot and/or building site shall be designed so that not less than 50 percent thereof shall be provided in no more than two separate areas. No single dimension of less than 30 feet will be acceptable to qualify such usable open space. The remaining required common usable open space may be distributed throughout the project area.
- 8) Private Access Width - Private streets with no parking allowed on either side shall have a minimum improved width of twenty-four (24) feet and shall be designated as a fire lane; otherwise, minimum access width shall be thirty (30) feet. Private streets with parallel parking permitted on one side shall have a minimum improved width of thirty-two (32) feet. Private streets with parallel parking permitted on both sides shall have a minimum improved width of thirty-six (36) feet. Private driveways serving covered parking (garages or carports) on both sides of the access aisle shall maintain a minimum thirty-two (32) feet measured between structures at ground level.

RM-6 CONDOMINIUM HOUSING

Condominium housing shall be permitted pursuant to Article XXI.8 of the Zoning Code (as amended); Sections 2181, 2182, 2184, 2185, and 2186 of Article XXI.8 shall apply as necessary.

Section 2183 shall be replaced in its entirety by the following development requirements:

- 1) Parking - A minimum of one (1) covered parking space per dwelling unit plus one-half (1/2) of an uncovered space shall be required for each bedroom contained in the project. In no case shall more than 2.0 spaces per dwelling unit be required. Additional guest parking shall be provided at a ratio of 1 space for each 15 dwelling units as part of the common open parking facility. A portion of the covered parking for this development area may occur within a 2-level parking garage. No recreational vehicle storage is required.
- 2) Where a two-level parking garage is used parking dimensions shall be a minimum of nine feet by 18 feet served by a minimum 26-foot wide access aisle for indoor spaces.
- 3) Prior to final map recordation, draft covenants, conditions and restrictions (CC&R) shall be submitted to the Director of Planning for review and approval where determined necessary. Such CC&R's shall provide for the upkeep and maintenance of all private streets, driveways, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities, and other improvements not dedicated to public use.

- 4) In the case of a residential condominium development, vehicular access for each lot or unit may be private easement road as approved in the condominium housing permit and Tentative Subdivision Map.
- 5) Prior to occupancy issuance, a final record map shall be recorded substantially in conformance with the Tentative Map and Condominium Permit.

RM-7 OTHER REQUIREMENTS

Land users in the R-M zone are requested to review Article XI of the zoning ordinance for all other requirements not specifically referenced and/or modified herein.

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MAY 8 1987

UNIVERSITY OF CALIFORNIA

DELPY CORNER SPECIFIC PLAN

P.C. 86-158  
SPECIFIC PLAN NO. 28  
E 86-060

OCTOBER 20, 1986

PREPARED FOR:

DELPY TRUST  
AND  
THE CITY OF VISTA

PREPARED BY:

BROOKS CAVANAUGH, LAND PLANNING CONSULTANTS  
110 Escondido Avenue  
Suite 207  
Vista, California 92084

(619) 758-7710





TOTAL GROSS ACRES: 15.88

173-180-01. 88  
173-250-06. 678  
173-300-10 941

# DELPY CORNER

## SPECIFIC PLAN NO.

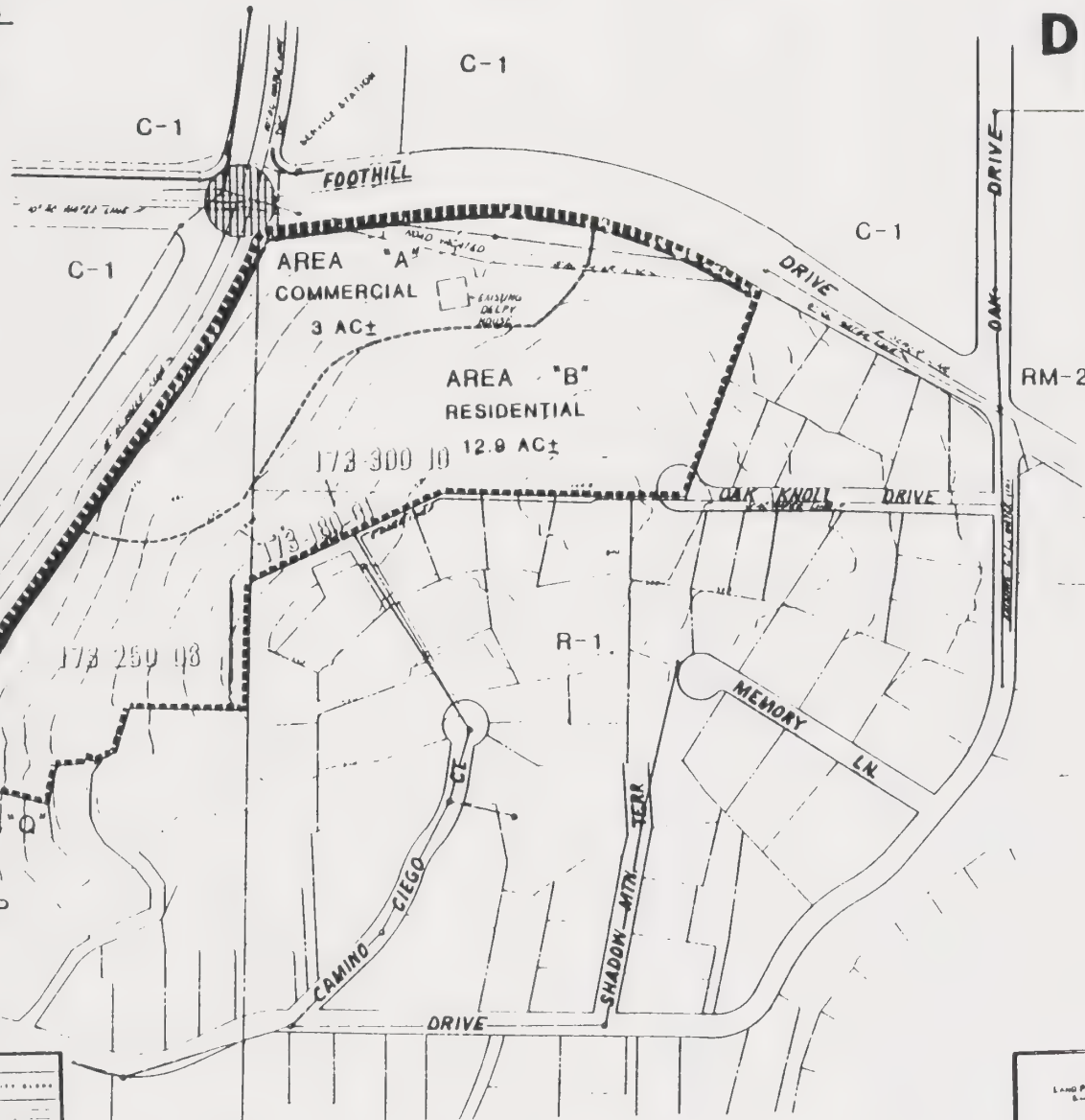
### CITY OF VISTA

#### LEGEND

- SPECIFIC PLAN BOUNDARY
- OWNERSHIP BOUNDARY
- LANDSCAPED FRONTAGE FEATURE
- SIGNALIZED INTERSECTION (EXISTING)
- ZONE BOUNDARY
- SPECIAL TREATMENT AREA



SCALE: 1"=100'



#### HISTORICAL BACKGROUND

THE HISTORY OF "DELPY CORNER" IS THE HISTORY OF VISTA. BEHIND DELPY CORNER WERE FOUR FRAMES IN 1978 AND SETTING AT WHAT IS TODAY THE INTERSECTION OF FOOTHILL AVENUE AND EAST VISTA WAY IN 1979. THE HISTORY WAS AFRICAN DELPY CORNER. THE FRAMES THAT PUBLISHED A TOTAL OF 3 AND ARE THE BEST IN THE AREA. IN 1984, THE DELPY PLANTED SEVERAL HUNDRED YARDS OF GRASS ON THEIR PROPERTY, LEADING TO THE FIRST SUCCESSFUL VISIT IN 1984. THE DELPY WAS ABANDONED. THE HILL PRODUCE BY THE DELPY WAS NOTED FOR ITS TASTE AND QUALITY, ESPECIALLY THE DELPY WHICH WAS OFFER DESCRIBED AS "EXQUISITE".

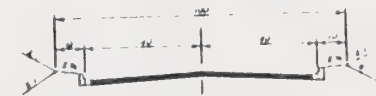
AS THE DELPY WOULD STILL ACTIVE IN THE COMMUNITY, IS ONE OF VISTA'S FOUNDRING FAMILIES. ALTHOUGH A REMAINDER OF THE ORIGINAL LAND DELPY CORNER HAS BEEN BUILT AND THE BUILDINGS HAVE BEEN DEMOLISHED, A LARGE FRAME HOME BUILT ON THE HILL IN THE EARLY 1900'S STILL STANDS.

#### DESIGN OF PLAN

THE PROPOSED SPECIFIC PLAN OFFERS A UNIQUE OPPORTUNITY TO LOCATING SOME CONSIDERATIONS. CAPITAL INVESTMENT INCLUDING THE DELPY CORNER STADIUM AND OTHER NEIGHBORHOOD PARKING (1970) HAS BEEN TAKEN TO AGREE TO THE ISSUE OF THIS PARTICULAR AREA OF VISTA CORNER AS "DELPY CORNER".

THIS PLAN PROVIDES DETAILED GUIDELINES AND DEVELOPMENT REQUIREMENTS AND INCLUDES TEST AND STANDARDS SPECIFICATIONS OF THE FOLLOWING:

- (1) THE HISTORICITY, LOCATION AND DATES OF THE USE OF LAND INCLUDING OPEN SPACE, WITHIN THE AREA COVERED BY THE PLAN
- (2) THE PROPOSED DISTRIBUTION, LOCATION AND DATES OF UTILITIES OF PUBLIC COMPONENTS OF PUBLIC AND PRIVATE TRANSPORTATION, SERVICE WATER, DRAINAGE, SOLID WASTE DISPOSAL, SEWERAGE AND OTHER ESSENTIAL FACILITIES PROPOSED TO BE LOCATED WITHIN THE AREA COVERED BY THE PLAN AND MEANS TO SUPPORT THE LAND USE DESIGNATED IN THE PLAN
- (3) STANDARDS AND CRITERIA TO BE USED IN DEVELOPMENT WITHIN THE PLAN AND STANDARDS FOR THE CONSERVATION OF NATURAL RESOURCES, UTILIZATION OF NATURAL RESOURCES, WHERE APPLICABLE
- (4) A PROGRAM OF INFORMATION MARKING INCLUDING REGULATIONS, PROHIBITION, PUBLIC WORKS PROJECTS, AND FINANCIAL MEASURES OR DEBATE TO CARRY OUT PARAGRAPHS (1), (2) AND (3)
- (5) A STATEMENT OF THE RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN



#### MAJOR ARTERIAL

- 1 EAST VISTA WAY
- 2 FOOTHILL DRIVE

NOTE:  
ALL ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE  
THE PRECISE BOUNDARIES SHALL BE SET AS A RESULT OF THE  
FIRST PARCEL MAP, SUBDIVISION MAP OR SITE DEVELOPMENT PLAN

AMENDMENTS				
DATE	PLANNING COMMISSION ACTION	PLANNING COMMISSION DATE	CITY COUNCIL ACTION	CITY COUNCIL DATE

PREPARED BY:  
LAND PLANNING LUNDA FANTO  
S. LUNDA FANTO  
DATE: 7/1/80

APPROVED BY THE CITY OF VISTA PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY OF BOARD COMMISSION: WILLIAM H. GUTZGILL  
ADOPTED BY THE CITY OF VISTA CITY COUNCIL  
ORDINANCE NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK: JERRY BRIDGES

JULY 18, 1980



## GENERAL DEVELOPMENT REQUIREMENTS

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### G-1 RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN

The proposed Specific Plan is consistent with the existing Vista General Plan (MD and CN). The general development requirements apply to all portions of the Specific Plan.

### G-2 ZONING

Zoning and use regulations are designated on land parcels by project areas as shown on the Specific Plan Map and referenced in this text. These zoning provisions are intended to modify, clarify and supersede certain provisions within the Zoning Code. However, where a specific provision is not listed herein, the provisions of the current amended Zoning Code shall prevail.

### G-3 ZONE BOUNDARIES

The precise location of the zone boundaries shown on the Specific Plan shall be set as a result of the first parcel map, subdivision map or Site Development Plan within these development areas. Said zone lines shall be set based on the following criteria:

- 1) Topography
- 2) A review of the applicable Site Development Plan and grading plan.

### G-4 PUBLIC UTILITY CAPACITY

Prior to the approval of a Tentative Map, Tentative Parcel Map, Site Development Plan, or Grading Plan, the various serving utilities shall certify that capacity is available to serve the proposed development and that satisfactory arrangements for service are guaranteed.

### G-5 SITE DEVELOPMENT PLAN

Prior to the issuance of a building permit for any development, a Site Development Plan prepared in accordance with Article XVIII of the Zoning Code must be approved by the Planning Commission. The Planning Commission or City Council, on appeal, may impose additional conditions including but not limited to: architectural design, signs, landscaping, and parking lot layout.

G-6 APPEAL PROCEDURES

Where discretionary authority is vested in the Director of Planning, appeal procedures of Article XXVIII of the Zoning Code shall apply.

G-7 EROSION CONTROL

Prior to the issuance of any grading permit on any project within the Specific Plan, an Erosion Control Plan shall be submitted for the review and approval of the Public Works Director. Such plan shall show the method to control runoff and siltation during the site construction and a program for maintenance until permanent landscape and ultimate drainage facilities are constructed.

G-8 GRADING

All grading within the Specific Plan shall be performed under permit issued pursuant to normal City of Vista development regulations and shall be in substantial conformance with the grading concept plan approved by the Director of Planning in the Site Development Plan review process.

G-9 PUBLIC STREET ACCESS

All parcels hereafter created shall have access, no less than 40 feet in width to a public street shown on the Specific Plan, or to a public or private street which is approved by a parcel or final map. Office and commercial projects may have access from the parking areas if approved by Site Development Plan or condominium parcel map.

G-10 PUBLIC STREET DEDICATION

Prior to approval of a Site Development Plan, parcel map or final map, all public streets abutting the Specific Plan parcel map or final map shall be dedicated to at least half the street width plus ten (10) feet and improvements constructed or guaranteed necessary to connect said abutting street to the existing improved Vista Public Street System. An additional widening of the East Vista Way frontage (maximum 10 feet, the exact amount to be determined at site design) is being required to provide a right turning lane.

G-11 BUILDING SETBACKS

Building setbacks adjacent to all public streets shown on the Specific Plan and all public streets dedicated or offered for dedication shall be measured from the ultimate street right-of-way line.



G-12 LANDSCAPING

Landscaping will be an integral part of the Specific Plan area establishing a continuity throughout the total development. Finish grading for all landscaped areas shall be coordinated to provide a smooth rolling terrain surface that blends slope areas with flat building pad areas. The use of earth mounts along street frontages is recommended, both to screen and to add to natural theme of landscaping. Finish land form and grade shall be an integral part of the landscape theme. All landscaping shall be by the developer in accordance with the Specific Plan. Said landscaping shall be in compliance with the landscaping provisions of the Zoning Code unless specified otherwise herein. Landscaping near street intersections or driveways shall be done in a manner that provides a horizontal sight distance meeting a 50-mile per hour design speed.

1) General Requirements

Each lot and building site shall maintain the minimum landscaped frontage setback area as defined in this Zoning Plan text. Parking lots shall maintain no less than 5 percent of the asphalted surface in permanent landscaped area and incorporate the following design landscape themes:

- a) Landscape planting between rows of parking will help to soften the appearance. Also a 2:1 sloped landscape area may assist in grade take-up between rows of parking.
- b) The use of landscape islands within the parking areas is recommended with a minimum 9-foot island every 9-12 spaces.
- c) Landscaped planter islands are required on interior parking lots to channelize the flow and circulation of traffic.
- d) The use of landscaped earth berms between public roads and parking lots is recommended to screen direct visibility of parking from the street.
- e) For every five (5) parking stalls, one (1) tree shall be provided in the parking areas. Trees may be evenly distributed throughout or clustered. Parking areas shall be landscaped in such a manner as to screen said area from view, from access streets and adjacent properties. It is recommended that irregular placement of trees and shrubs, both singles and groupings will create a drifting mass that will compliment the development.
- f) All slope banks greater than 5:1 and 5 feet in vertical height shall be hydroseeded or otherwise landscaped as deemed acceptable by the City.



G-13 SPECIAL TREATMENT AREA

It is the purpose of this provision to assure a landscaped buffer separation adjacent to the established residential neighborhood. A 15-foot-wide undisturbed width of land shall be maintained parallel and adjacent to the property boundary as shown on this Specific Plan. This buffer area shall be landscaped to cause a visual separation subject to standards of the landscape diagram submitted at time of development.

G-14 SCREENING OF MECHANICAL EQUIPMENT

All mechanical equipment, including ducting, whether at ground or rooftop level, shall be appropriately screened from adjacent public street view, with material that is reasonably compatible with the architectural styling and detailing of the building. No wall air conditioner units will be permitted.

G-15 REFUSE COLLECTION AREAS

All outside refuse collection facilities shall be screened by a 6-foot-high decorative block, concrete, or stucco wall with a metal gate of approved opaque materials. The interior floor and approach apron shall be of Portland Concrete Cement (P.C.C.), not less than four (4) inches in thickness. (NOTE: Recommended standards may be obtained from the appropriate refuse disposal agency.)

G-16 STORAGE AREAS

All outdoor storage areas shall be visually screened from adjacent properties and streets. Screening shall consist of a minimum six (6)-foot-high decorative concrete, stucco, or block wall. Landscaping, mounding or other screening methods may also be used if approved by the Director of Planning. Where six (6) feet or more difference in grade elevation exists at the property line between adjacent properties or streets and the developing site, the Director of Planning may waive or modify this requirement.

G-17 LIGHTING

All on-site lighting of buildings, landscaping, parking areas, and other facilities shall be appropriately shielded and directed to reflect away from adjoining street and properties. Low-pressure sodium shall be the required standard. Private streets need not require lighting except at intersections for safety considerations.

G-18 UTILITY SERVICE

Normal requirements of the R-M and C-1 zone shall apply. Because utility rearrangement and undergrounding is required in excess of normal responsibility at the East Vista Way and Foothill Drive intersection, the City of Vista may participate in a manner to be determined by the City.

G-19 NOISE

Vehicular noise impacts on residential areas from East Vista Way can be effectively mitigated by means of creative site planning to introduce berms or walls and special construction techniques.

G-20 DRAINAGE

Prior to the issuance of a building permit and to the approval of a Site Development Plan, Parcel Map or Final Map, all drainage easements, whether public or private, shall be provided and improvements required therein or required by the City Engineer to serve the project shall be installed or guaranteed at the option of the City.

G-21 GENERAL HEIGHT CONDITION

The general height limit in this Specific Plan shall be two (2) stories or thirty-five (35) feet, whichever is lesser. However, three (3) levels will be permitted in both commercial and residential uses where the average slope of this lot is greater than one (1) foot rise or fall in seven (7) feet or horizontal distance.

G-22 ACCESS ONTO MAJOR STREETS

In the interest of maintaining safe and orderly circulation for traffic along all arterial and collector streets, the following guidelines for access to and from public or private parking areas shall be observed.

- 1) On East Vista Way a maximum of one driveway cut shall be allowed. If left turns are to be permitted, full traffic signalization must be provided, meeting intersection spacing requirements as determined by the City Engineer.

- 2) On Foothill Drive, a maximum of two driveway cuts shall be permitted. Permitted driveway locations shall take into consideration the location of driveway locations that exist on Foothill Drive.

G-23 OFF-STREET PARKING DESIGN STANDARDS

- 1) Parking space width and depth shall be established pursuant to Article XIX of the Zoning Code (as prescribed by Ordinance No. 85-33), as to customer, employee and compact parking. Consult parking requirements for the various percent reductions.
- 2) It is desirable that parking areas be level or on terraces, as determined by topography. In no case shall a crossfall of five (5) percent be exceeded.
- 3) Parking areas shall be designed with careful regard to orderly arrangement, topography and ease of access which contributes to the integrity of overall site design.
- 4) Parking areas shall be properly designed so as to drain both surface water and water from irrigation systems.
- 5) Parking areas shall be designed to permit vehicular traffic to move into and out of the parking area without the backing of any vehicle into or upon a public street.
- 6) Tandem parking shall not be permitted unless access and egress are available to both spaces without moving the other vehicle.
- 7) Entrances and exits to parking areas shall be clearly marked, and parking areas having more than one (1) interior aisle or driveway shall have directional signs or markings provided in each driveway or aisle.
- 8) Posts, bumpers, wheel-stops, continuous six-inch (6")-high concrete curbs or other barricades shall be provided for parking stalls in areas which border sidewalks which are not elevated, property lines, buildings, fences or walls or landscaped areas in such a manner that no vehicle shall overhang, encroach upon the property line, or damage improvements.
- 9) Parking spaces for handicapped persons shall be clearly identified. The number of parking spaces for handicapped persons shall be provided as required by law, but no less than one space per development must be provided for all developments except single family houses and duplexes.
- 10) To the fullest extent possible, all off-street parking in residential areas shall be screened from all public rights-of-way.



- 11) Public and private parking lots shall provide security lighting as appropriate for each lot, depending on size and location. Illumination shall be by means of an energy efficient, low pressure sodium lighting fixture.
- 12) On-site driving and parking areas shall have a minimum structural section of 3-inch AC on 8-inch base, unless a design based upon a traffic index of 4.5 is approved by the city.

G-24 TRAFFIC IMPACT FEES

Traffic impact fees collected within this Specific Plan, pursuant to City Ordinance, shall be allocated and expended for construction of major arterial and collector roads.

G-25 TRAFFIC SIGNAL FEE

The City may require the installation of a traffic signal or modifications of the existing system to permit ingress and egress into the project site. These fees shall be collected at time of building permit issuance at a rate set by resolution of the City Council. The fees shall be borne by the particular benefitting parcels.

G-26 FIRE SPRINKLERS

Fire sprinklers, as approved by the City of Vista Fire Department, shall be required on all residential units and all commercial structures over 5,000 square feet, as determined by fire flow requirements.

G-27 SIGNS

It is intended and desired that retail development within this project use high quality, low profile and aesthetically acceptable signage. The height, width, depth, color, and design features, including lighting and structural support of all signs shall be subject to design guideline objectives set forth in Article XVIII, Appendix "A," of the City Code.

The following signs may be permitted provided a "comprehensive sign program" has been submitted for review and approval as part of the required Site Development Plan process:

1) Monument Identification Signs.

Two monument signs stating only the project name may be located along a dedicated public street. Such signs shall be limited to spacing in excess of 150 lineal feet along the street frontage, not exceeding 6 feet in height, maximum 24 square feet and shall be constructed in a landscaped planter on private property.

2) Principal Identification Signs.

One principal identification sign announcing the business name per occupant frontage attached to the building or projection thereof and within the limits of each occupant's building frontage (exposed sides of buildings) shall be permitted to a maximum of two (2) signs per occupant. Such signs shall be integral to the roof or overhang.

3) Small Permanent Signs.

Two small permanent signs per occupant frontage attached to the building or projection thereof with the limits of each occupant's building frontage shall be permitted. Each such sign shall measure less than four (4) square feet in area.

4) Directional Signs.

Directional signs designed to guide pedestrian or vehicular traffic are permitted, provided such signs do not exceed two (2) square feet in area to guide pedestrians and four (4) square feet in area to guide vehicular movements.

5) Group Directory Sign Displays.

Special directional signs such as "Business District", "Community Center", "Restaurant Row" etc., may be permitted subject to strict standards if proposed by the Merchant's Association or other City recognized organizations.

6) Signing Limitations.

- a) Billboards shall not be permitted.
- b) No sign shall be permitted on top of any roof, and no part of any sign may project above any portion of the parapet or roofline of the building at the location where such sign is erected.
- c) Signs shall contain no moving or flashing parts; however, barber poles may be permitted with prior Commission approval.
- d) Off-premise signs shall not be allowed.
- e) Sign copy (printed words) shall be related to the pertinent occupancy.

G-28 BORROW PIT

Project sites (Areas "A" & "B") may operate as a borrow pit whereby dirt, soil, rock, sand, gravel or other resource material is removed by excavation. The borrow pit shall be approved under a grading plan and may be instituted prior to development of Areas "A" and "B" as commercial and residential uses. Once such operation has begun, it must be completed within 18 months.



The borrow shall be in conformance with a Master Grading Plan for the entire Specific Plan approved by the city, including but not limited to:

- 1) A Civil Engineering Report, Soils Engineering Report, Engineering Geology Report, and Erosion and Sediment Control Plan as defined in Ordinance 84-28.
- 2) Provisions for planting temporary and/or landscaping permanent slopes and an enforceable method of maintaining the temporary and permanent erosion control facilities.
- 3) Temporary and permanent drainage facilities, including brow ditches and terrace drains.
- 4) Provisions for the relocation of public utilities that exist on or are adjacent to the site.
- 5) The rough grading of Foothill Drive and East Vista Way rights-of-way to ultimate sections.
- 6) The posting of a cash deposit, in an amount to be determined by the Director of Public Works, guaranteeing the completion of the borrow, required construction, clean-up of city streets and erosion control.
- 7) A scheme for traffic control. Entry and exit points and truck routing shall be approved by the city.

## PROJECT AREA "A"

- 1) The conditions of this section apply only to Project Area "A" as shown on the Specific Plan.
- 2) The zoning of Project Area is C-1 (Q), subject to conditions of Article XIV of the Zoning Ordinance, except as modified herein.
- 3) Permitted Uses:
  - a) All the uses set forth in the C-1 Zone.
  - b) All the uses permitted in the O-P (Office Professional) Zone.
  - c) Such other uses as may be specifically approved as a result of Site Development Plan review.
- 4) Buildings and structures shall maintain the following minimum setback measured from the ultimate street right-of-way line:
  - a) East Vista Way: 30 feet
  - b) Foothill Drive: 20 feet
- 5) The minimum landscape separation area between parking lot and street right-of-way shall be:
  - a) East Vista Way: 5 feet
  - b) Foothill Drive: 10 feet
- 6) Prior to approval of access to East Vista Way or building permit issuance, adequate dedication shall be provided to complete the 100-foot right-of-way and/or to complete additional widening of the East Vista Way frontage (maximum 10 feet, the exact amount to be determined at site design), as required to provide a right turning lane.
- 7) Architectural Design Guidelines:

It is intended that building structures reflect an architectural style that draws upon the historical background and themes of the Delpy Corner.

8) Delpy House:

Options for preserving the Delpy House may include:

- a) Should development plans permit and should grade elevation compatibility be feasible, the Delpy House may be utilized within the commercial area as a historical point of interest.
- b) If grading and/or other site constraints, physical or financial, do not permit utilization of the Delpy House, the house may be moved elsewhere on-site.
- c) In the event that a valid historical society, the City of Vista and the landowner reach a decision on relocating the Delpy House off this property, the owner/developer will be required to provide a permanent monument structure with early California-style architecture to memorialize the history associated with this site.

## PROJECT AREA "B"

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- 1) The conditions of this Section apply only to Project Area "B" as shown on the Specific Plan.
- 2) The zoning of Project Area "B" is RM-87 (Q), subject to conditions or Article VII-2 of the Zoning Ordinance, except as modified herein.
- 3) Permitted Uses:
  - a) Multiple dwellings and/or condominium subdivisions.
  - b) Uses permitted subject to special use permit or minor use permit as listed in Section 1101 (6).
  - c) Such other R-M uses as may be permitted as a result of site development plan review and approval.
  - d) Public or private recreation facilities and open space.
- 4) The maximum site average density shall be one (1) unit per 8,700 square feet of gross land area (computed to centerline of abutting street). Units may be clustered in a manner which emphasizes development on the more level terrain and retains steep slopes in their natural state.
- 5) In accordance with Section 2121 of Ordinance 64-1 (as amended), three (3) dwelling levels will be permitted where the average slope of this lot is greater than one (1)-foot rise or fall in seven (7) feet or horizontal distance.
- 6) Front Yard Setback:

Building of structures shall be located no closer than twenty (20) feet from an adjacent public street and no closer than five (5) feet from an adjacent private street. Garage and carport structures shall be located no closer than ten (10) feet from an adjacent public street, except where access faces the street, in which case a twenty (20)-foot setback must be observed, and zero (0) feet from an adjacent private driveway.

7) Private Access Width:

Private streets with no parking allowed on either side shall have a minimum improved width of twenty-four (24) feet. Private streets with parallel parking permitted on one side shall have a minimum improved width of thirty-two (32) feet. Private streets with parallel parking permitted on both sides shall have a minimum improved width of thirty-six (36) feet.

8) Private driveways serving covered parking (garages or carports) on both sides of the access aisle shall maintain a minimum twenty-eight (28) feet measured between structures.

Condominium housing shall be permitted pursuant to Article XXI.8 or Ordinance 64-1 (as amended). Section 2181, 2182, 2184, 2185, and 2186 of Article XXI.8 shall apply as necessary. Section 2183 shall be replaced in its entirety by the following development requirements:

a) Parking

A minimum of one (1) covered parking space per dwelling unit, plus one-half (1/2) of an uncovered space, shall be required for each bedroom contained in the project. In no case shall more than 2.5 spaces per dwelling unit be required. Recreational vehicle storage parking may be provided at a ratio of one (1) space for each fifteen (15) dwelling units, as part of the common open parking facility. Otherwise, these spaces may be accounted for in the required uncovered parking area.

b) Prior to final map recordation, draft CC & R's shall be submitted to the Director of Planning for review and approval, if required as a condition of a condominium subdivision. Such CC & R's shall provide for the upkeep and maintenance of all private streets, driveways, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities, and other improvements not dedicated to public use.

9) In the case of a residential condominium development, vehicular access for each lot or unit may be by private easement road as approved in the condominium housing permit and tentative subdivision map.

10) The property may be developed as an apartment, subject to the density provision of Condition "D," by submission of a Site Development Plan in accordance with Condition G-5 regulations.



11) Maximum Density Entitlement:

No more than 65 residential units may be constructed within the Specific Plan boundary, unless otherwise allowed pursuant to adopted City policies.

12) Prior to approval of access to East Vista Way or building permit issuance, adequate dedication shall be provided to complete the 100-foot right-of-way and/or to complete additional widening of the East Vista Way frontage (maximum 10 feet, the exact amount to be determined at site design) as required to provide a right turning lane.

## MIXED USE RESIDENTIAL OVERLAY

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### MUR-1 MIXED USE RESIDENTIAL OVERLAY

These conditions shall be known as the Mixed Use Residential overlay provisions and by reference are hereby established in this Specific Plan.

### MUR-2 INTENT AND PURPOSE

- 1) To allow the mixing of residential and commercial subject to qualitative development guidelines.
- 2) To reduce traffic and promote energy conservation in the area by providing residents the opportunity to live, work, shop and play in the same general area. To promote pedestrian useage rather than the automobile dominance.
- 3) To reduce crime against people and property by encouraging the mixing of a residential living and activities during day and night time.
- 4) To encourage a diversity in land uses for the benefit of residents who will experience a good quality of life, urban environment and social interaction in the downtown community.

### MUR-3 OVERLAY APPLICABILITY

The mixed use residential provision may be selectively applied to the underlying commercial zone subject to the development standards set forth herein. Application of the overlay must be specified during the (Q) zone development permit approval process.

### MUR-4 DEVELOPMENT STANDARDS

- 1) Mixed use residential shall not occur on the commercial-zoned area unless and until a minimum of two (2) acres of commercial land use has been established. The remaining commercial-zoned area in excess of two (2) acres may be eligible to receive mixed residential useage.



- 2) Residential living units will be permitted on the second-story level or higher. Residential is not allowed at the ground-floor (street) level unless a comprehensive mixed use commercial and residential complex is proposed and the residential living integrity will be assured. City may require owner/developer to execute a Development Agreement.
- 3) Residential uses shall not be permitted unless the primary business or professional use pursuant to the underlying zoning district has been established or will be established concurrently with the residential use.
- 4) Residential structure setback from property line shall be designed so as to maintain window openings, light and ventilation.
- 5) The minimum dwelling unit size, unless further modified pursuant to a development agreement, is as follows:
  - a) One-bedroom units: 600 square feet
  - b) Two-bedroom units: 700 square feet
  - c) Three-bedroom units: 900 square feet
- 6) The total number of on-site parking spaces for combined commercial, office, and residential use shall in no case be less than the parking required for the residential project. Combined use, joint use and reciprocal parking requirements will be determined by the Planning Commission prior to permit issuance. Off-site parking may be supplemented for a portion of the required on-site parking if determined not to be in conflict with other uses. Parking shall be required for residential uses as follows:
  - a) One-bedroom units: 1.25 open car spaces per dwelling unit.
  - b) Two-bedroom units: 1.50 open car spaces per dwelling unit.
  - c) Three-bedroom or more units: 2.0 open car spaces per dwelling unit.
  - d) Recreation vehicle storage parking is not required.
- 7) Residential uses should not be encouraged in conjunction with nighttime uses, such as a restaurant or other use which could cause parking conflicts. Where such uses are proposed in conjunction with residential, a study of traffic noise, tenant access and parking shall be undertaken to recommend mitigation of conflicts.
- 8) Prior to the approval of development plans for a residential use, the property owner shall record a conditional covenant on the land which will prohibit the conversion of useage from residential without obtaining City Council authorization.

- 9) Pedestrian access to the residential use shall be reasonably related to the location of parking, public pedestrian travel ways and locations not in conflict with the business area.
- 10) The architectural style, size and scale of the building structure will be evaluated for its compatability with the neighborhood. Roof overhang eaves, cornices, pop-outs and other exterior design is of importance.
- 11) The City, in reviewing a residential project, will require a condominium subdivision project rather than apartment development.

#### MUR-5 DENSITY

Areas devoted exclusively to residential use may be permitted one unit per 8,700 square feet of land area, gross. Areas devoted to commercial or commercial mixed land use shall not be allowed unit density.

MUR-6 Prior to approval of access to East Vista Way or building permit issuance, adequate dedication shall be provided to complete the 100-foot right-of-way and/or to complete additional widening of the East Vista Way frontage (maximum 10 feet, the exact amount to be determined at site design), as required to provide a right turning lane.





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